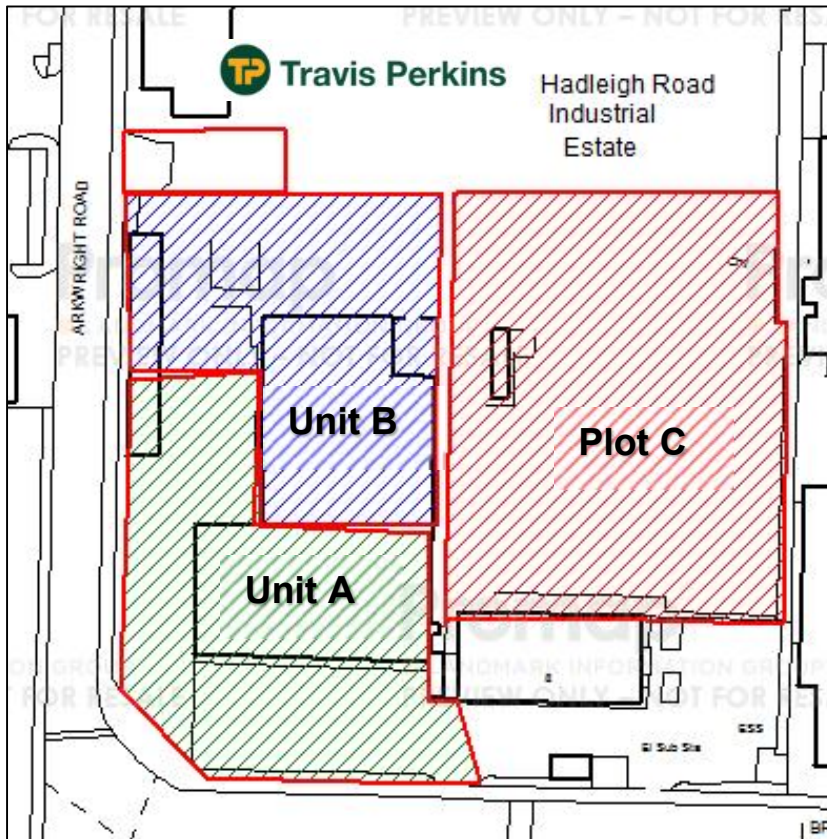


Substantial Trade Counter Complex

1.85 Acres sold to  **Travis Perkins**



CENTRAL TRADE PARK

- Trade Counter Unit A – Approx. 6,665 sq ft
- Trade Counter Unit B – Approx. 7,866 sq ft
- Secure yard Plot C – Approx. 0.73 acres

**Hadleigh Road Industrial Estate, Ipswich
IP2 0EX**

Central Trade Park, Hadleigh Road Industrial Estate, Ipswich IP2 0EX



Situation & Description

The scheme comprises a substantial complex with frontages to Brunel Road and Arkwright Road providing prominent and high profile trade counter facilities with convenient and easy access to/from both the town centre and the A14 (J55).

The Hadleigh Road Estate is a well established and popular 'trade' destination with occupiers on the scheme including Magnet, Booker, Speedy Hire, Howdens, Dulux Decorator Centre and is shortly to host a new expanded and relocated Travis Perkins builders merchants.

Accommodation (all areas/dimensions approximate)

Formerly the BOC Complex, the site is being split into smaller parcels to provide self contained accommodation which is currently undergoing refurbishment/upgrade.

UNIT A – 6,665 SQ FT

- 26 Forecourt Parking Spaces
- Rear Loading
- Additional Yard
- Strong Corporate Identity

UNIT B – 7,866 SQ FT

- Adj. Travis Perkins
- Frontage to Arkwright Road
- Forecourt and Loading
- Separate Trade Entrance

PLOT C – 0.73 ACRES

- Incl. Single Storey Office
- Substantial Power Supply
- 24/7 Access

PLOT D – 1.85 ACRES - SOLD

Terms

UNIT	RENT/PRICE
A	£56,650 p.a./£645,000
B	£52,000 p.a./£595,000
PLOT C	£50,000 p.a./£575,000
D	SOLD

Services

We understand that all mains services are available.

Rates

To be separately assessed.

Important Notice

Savills, their clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Note

We understand that a charge will be levied by way of contribution to the private estate road maintenance. Further details upon request.

VAT

All rents/prices quoted are subject to VAT.

Legal Costs

Each party to bear their own legal costs.

For further information or an appointment to view please contact either of the joint sole letting/selling agents:



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