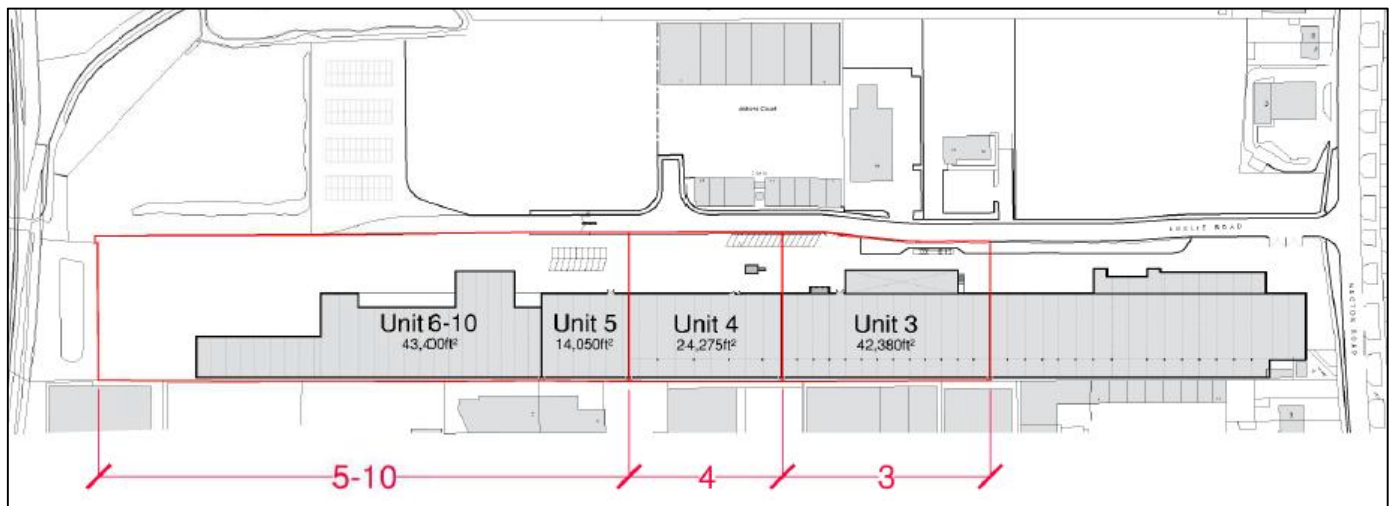


Substantial low cost/economical
Single storey warehouse
Approx. 124,105 sq ft
Can be 'split' in parcels from 14,000 sq ft



For guidance purposes only



Alston Park
Leslie Road, Ipswich IP3 9PL

To Let in Whole or Part

Leslie Road, Ipswich IP3 9PL



Situation & Description

The property comprises single storey accommodation which forms part the original manufacturing complex occupied by Alstons Furniture which is located off Nacton Road to the east side of Ipswich.

This location is convenient for the A14 (A12) and Ipswich town centre. In addition Futura Park sits adjacent providing a mix of business space, retail and motor dealerships.

Accommodation (all areas approximate)

Unit 3 – 42,380 sq ft (incl. offices)

Unit 4 – 24,275 sq ft

Unit 5 – 14,050 sq ft

Units 6–10 – 43,400 sq ft (plus additional yard)

Features Include

- * Economical storage space
- * Convenient A14
- * Apron for parking and loading/unloading
- * Steel frame construction
- * Lighting throughout (not tested)
- * WC facilities
- * Varying eaves heights from 4.5m min
- * Includes canteen and first floor of Unit 3

Availability

The current/former tenant, Karl King Transport, are in the process of vacating and we anticipate full vacant possession in July 2019.

Rates

The individual units as shown on these details will be subject to separate assessments however there is currently a single assessment covering the whole of £257,500 payable at 0.491p in the £ (2019/20).

Lease

The property/properties are available by way of a new lease for a term of years to be agreed and will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Terms

Unit 3 (incl. offices) - £150,000 p.a. exclusive

Units 4-10 inclusive - £275,000 p.a. exclusive

Units 5-10 inclusive - £221,000 p.a. exclusive

Units 6-10 inclusive - £171,000 p.a. exclusive

For the whole £384,000 p.a. exclusive

VAT

We understand that VAT is applicable in this instance.

EPC

E Rating.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior telephone appointment with either of the joint agents:



Nicholas Percival

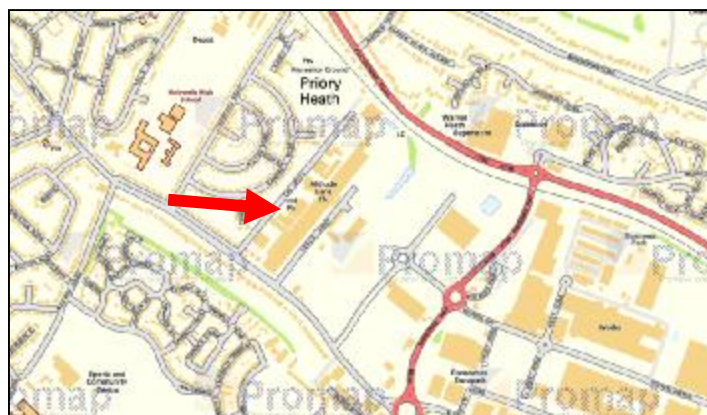
01206 563222

npercival@nicholaspercival.co.uk

Chris Moody

01473 234835

cmoody@savills.com

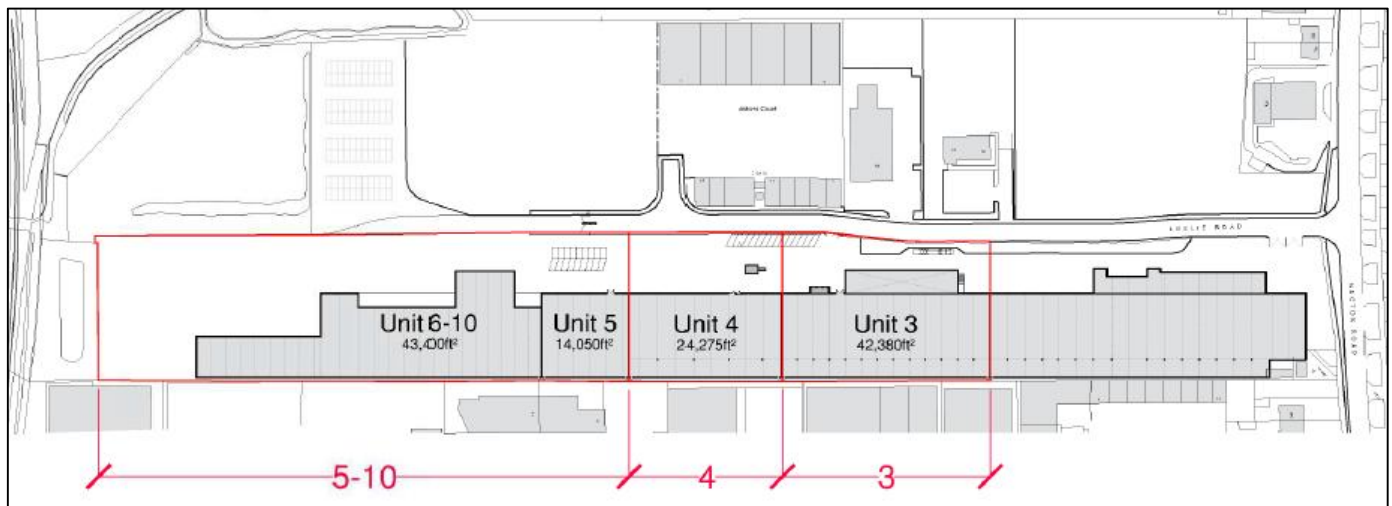


Important Notice

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.

Substantial low cost/economical
Single storey warehouse
Approx. 124,105 sq ft
Can be 'split' in parcels from 14,000 sq ft



For guidance purposes only



Alston Park
Leslie Road, Ipswich IP3 9PL

To Let in Whole or Part

Leslie Road, Ipswich IP3 9PL



Situation & Description

The property comprises single storey accommodation which forms part the original manufacturing complex occupied by Alstons Furniture which is located off Nacton Road to the east side of Ipswich.

This location is convenient for the A14 (A12) and Ipswich town centre. In addition Futura Park sits adjacent providing a mix of business space, retail and motor dealerships.

Accommodation (all areas approximate)

Unit 3 – 42,380 sq ft (incl. offices)

Unit 4 – 24,275 sq ft

Unit 5 – 14,050 sq ft

Units 6–10 – 43,400 sq ft (plus additional yard)

Features Include

- * Economical storage space
- * Convenient A14
- * Apron for parking and loading/unloading
- * Steel frame construction
- * Lighting throughout (not tested)
- * WC facilities
- * Varying eaves heights from 4.5m min
- * Includes canteen and first floor of Unit 3

Availability

The current/former tenant, Karl King Transport, are in the process of vacating and we anticipate full vacant possession in July 2019.

Rates

The individual units as shown on these details will be subject to separate assessments however there is currently a single assessment covering the whole of £257,500 payable at 0.491p in the £ (2019/20).

Lease

The property/properties are available by way of a new lease for a term of years to be agreed and will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Terms

Unit 3 (incl. offices) - £150,000 p.a. exclusive

Units 4-10 inclusive - £275,000 p.a. exclusive

Units 5-10 inclusive - £221,000 p.a. exclusive

Units 6-10 inclusive - £171,000 p.a. exclusive

For the whole £384,000 p.a. exclusive

VAT

We understand that VAT is applicable in this instance.

EPC

E Rating.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior telephone appointment with either of the joint agents:



Nicholas Percival

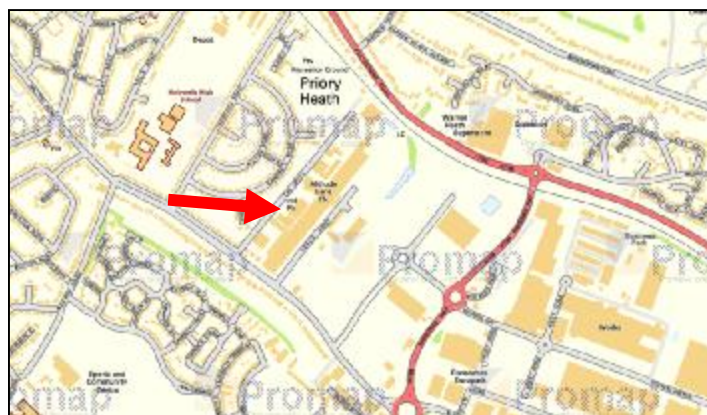
01206 563222

npercival@nicholaspercival.co.uk

Chris Moody

01473 234835

cmoody@savills.com

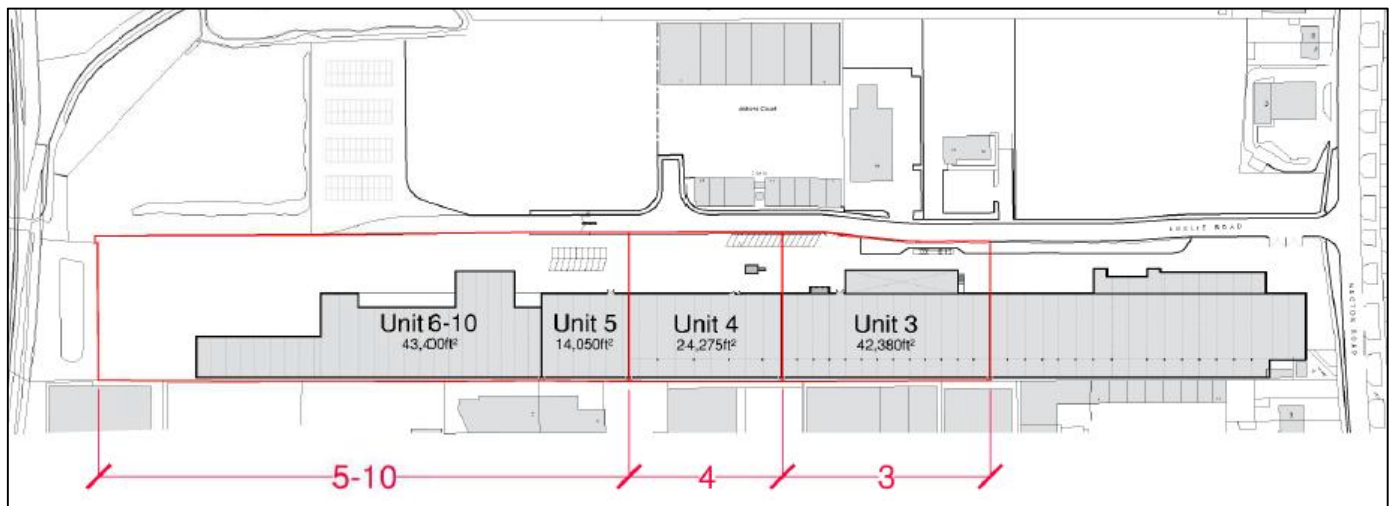


Important Notice

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.

Substantial low cost/economical
Single storey warehouse
Approx. 124,105 sq ft
Can be 'split' in parcels from 14,000 sq ft



For guidance purposes only



Alston Park
Leslie Road, Ipswich IP3 9PL

To Let in Whole or Part

Leslie Road, Ipswich IP3 9PL



Situation & Description

The property comprises single storey accommodation which forms part the original manufacturing complex occupied by Alstons Furniture which is located off Nacton Road to the east side of Ipswich.

This location is convenient for the A14 (A12) and Ipswich town centre. In addition Futura Park sits adjacent providing a mix of business space, retail and motor dealerships.

Accommodation (all areas approximate)

Unit 3 – 42,380 sq ft (incl. offices)

Unit 4 – 24,275 sq ft

Unit 5 – 14,050 sq ft

Units 6–10 – 43,400 sq ft (plus additional yard)

Features Include

- * Economical storage space
- * Convenient A14
- * Apron for parking and loading/unloading
- * Steel frame construction
- * Lighting throughout (not tested)
- * WC facilities
- * Varying eaves heights from 4.5m min
- * Includes canteen and first floor of Unit 3

Availability

The current/former tenant, Karl King Transport, are in the process of vacating and we anticipate full vacant possession in July 2019.

Rates

The individual units as shown on these details will be subject to separate assessments however there is currently a single assessment covering the whole of £257,500 payable at 0.491p in the £ (2019/20).

Lease

The property/properties are available by way of a new lease for a term of years to be agreed and will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Terms

Unit 3 (incl. offices) - £150,000 p.a. exclusive

Units 4-10 inclusive - £275,000 p.a. exclusive

Units 5-10 inclusive - £221,000 p.a. exclusive

Units 6-10 inclusive - £171,000 p.a. exclusive

For the whole £384,000 p.a. exclusive

VAT

We understand that VAT is applicable in this instance.

EPC

E Rating.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior telephone appointment with either of the joint agents:



Nicholas Percival

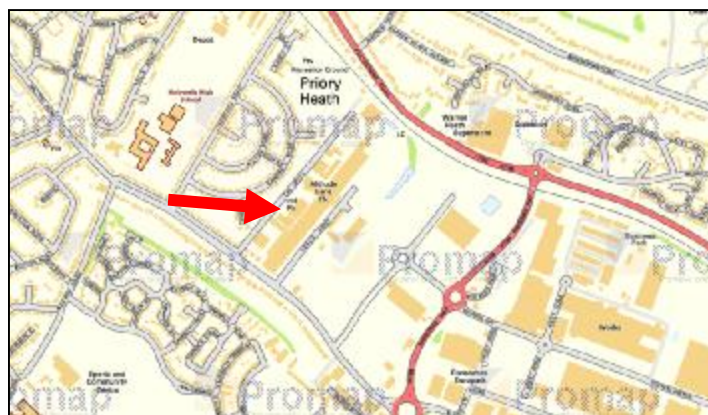
01206 563222

npercival@nicholaspercival.co.uk

Chris Moody

01473 234835

cmoody@savills.com

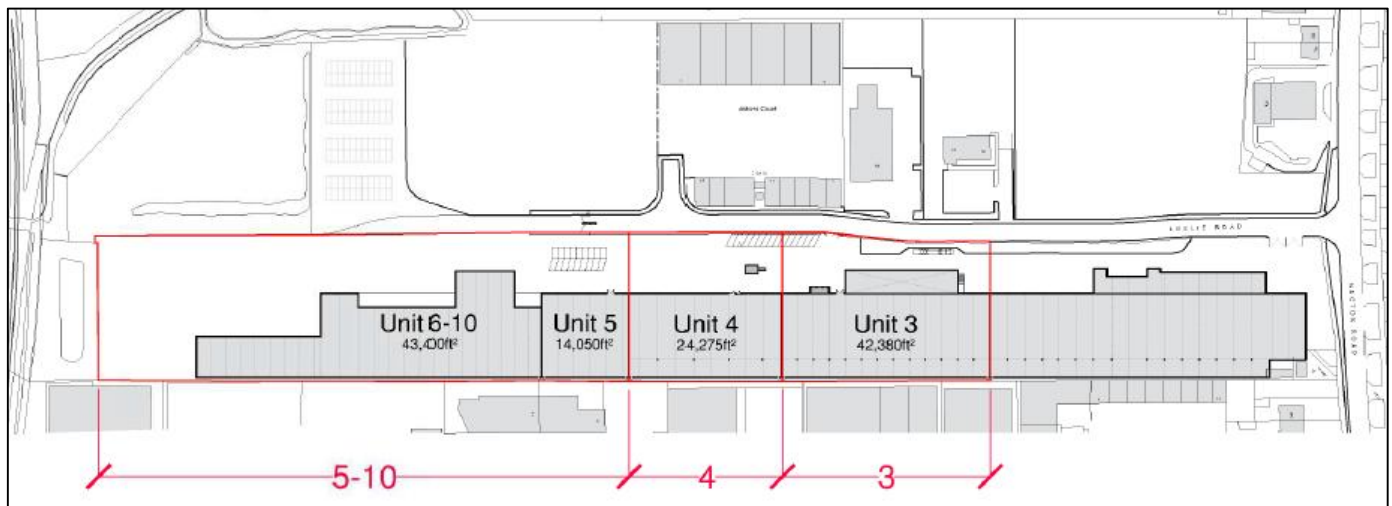


Important Notice

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.

Substantial low cost/economical
Single storey warehouse
Approx. 124,105 sq ft
Can be 'split' in parcels from 14,000 sq ft



For guidance purposes only



Alston Park
Leslie Road, Ipswich IP3 9PL

To Let in Whole or Part

Leslie Road, Ipswich IP3 9PL



Situation & Description

The property comprises single storey accommodation which forms part the original manufacturing complex occupied by Alstons Furniture which is located off Nacton Road to the east side of Ipswich.

This location is convenient for the A14 (A12) and Ipswich town centre. In addition Futura Park sits adjacent providing a mix of business space, retail and motor dealerships.

Accommodation (all areas approximate)

Unit 3 – 42,380 sq ft (incl. offices)

Unit 4 – 24,275 sq ft

Unit 5 – 14,050 sq ft

Units 6–10 – 43,400 sq ft (plus additional yard)

Features Include

- * Economical storage space
- * Convenient A14
- * Apron for parking and loading/unloading
- * Steel frame construction
- * Lighting throughout (not tested)
- * WC facilities
- * Varying eaves heights from 4.5m min
- * Includes canteen and first floor of Unit 3

Availability

The current/former tenant, Karl King Transport, are in the process of vacating and we anticipate full vacant possession in July 2019.

Rates

The individual units as shown on these details will be subject to separate assessments however there is currently a single assessment covering the whole of £257,500 payable at 0.491p in the £ (2019/20).

Lease

The property/properties are available by way of a new lease for a term of years to be agreed and will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Terms

Unit 3 (incl. offices) - £150,000 p.a. exclusive

Units 4-10 inclusive - £275,000 p.a. exclusive

Units 5-10 inclusive - £221,000 p.a. exclusive

Units 6-10 inclusive - £171,000 p.a. exclusive

For the whole £384,000 p.a. exclusive

VAT

We understand that VAT is applicable in this instance.

EPC

E Rating.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior telephone appointment with either of the joint agents:



Nicholas Percival

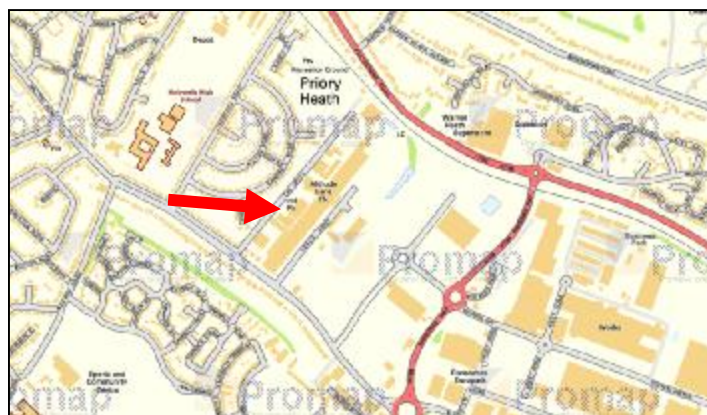
01206 563222

npercival@nicholaspercival.co.uk

Chris Moody

01473 234835

cmoody@savills.com

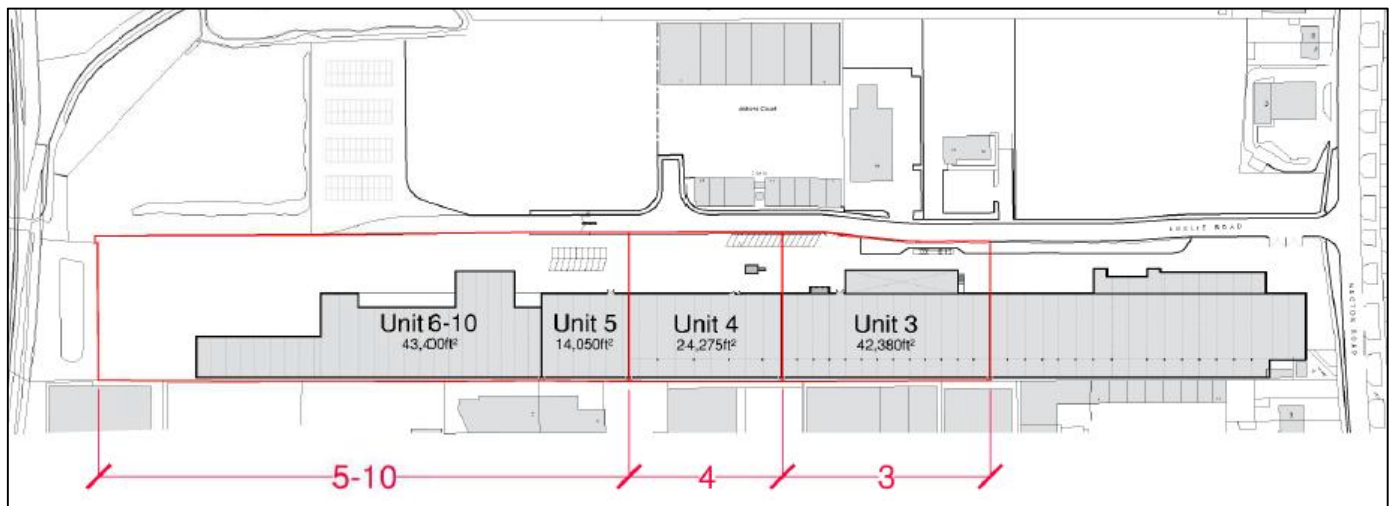


Important Notice

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.

Substantial low cost/economical
Single storey warehouse
Approx. 124,105 sq ft
Can be 'split' in parcels from 14,000 sq ft



For guidance purposes only



Alston Park
Leslie Road, Ipswich IP3 9PL

To Let in Whole or Part

Leslie Road, Ipswich IP3 9PL



Situation & Description

The property comprises single storey accommodation which forms part the original manufacturing complex occupied by Alstons Furniture which is located off Nacton Road to the east side of Ipswich.

This location is convenient for the A14 (A12) and Ipswich town centre. In addition Futura Park sits adjacent providing a mix of business space, retail and motor dealerships.

Accommodation (all areas approximate)

Unit 3 – 42,380 sq ft (incl. offices)

Unit 4 – 24,275 sq ft

Unit 5 – 14,050 sq ft

Units 6–10 – 43,400 sq ft (plus additional yard)

Features Include

- * Economical storage space
- * Convenient A14
- * Apron for parking and loading/unloading
- * Steel frame construction
- * Lighting throughout (not tested)
- * WC facilities
- * Varying eaves heights from 4.5m min
- * Includes canteen and first floor of Unit 3

Availability

The current/former tenant, Karl King Transport, are in the process of vacating and we anticipate full vacant possession in July 2019.

Rates

The individual units as shown on these details will be subject to separate assessments however there is currently a single assessment covering the whole of £257,500 payable at 0.491p in the £ (2019/20).

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.

Lease

The property/properties are available by way of a new lease for a term of years to be agreed and will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Terms

Unit 3 (incl. offices) - £150,000 p.a. exclusive

Units 4-10 inclusive - £275,000 p.a. exclusive

Units 5-10 inclusive - £221,000 p.a. exclusive

Units 6-10 inclusive - £171,000 p.a. exclusive

For the whole £384,000 p.a. exclusive

VAT

We understand that VAT is applicable in this instance.

EPC

E Rating.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior telephone appointment with either of the joint agents:



Nicholas Percival

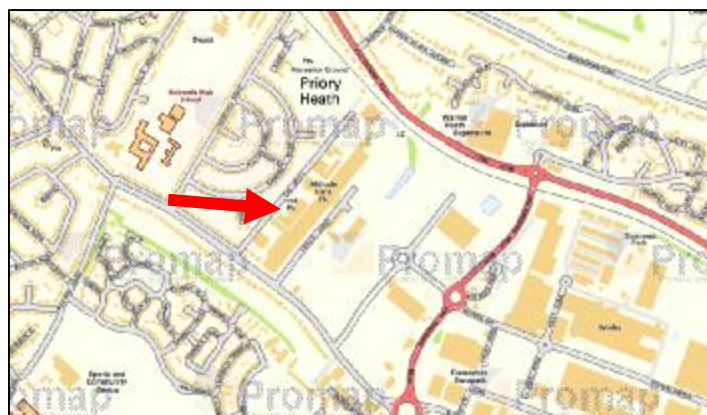
01206 563222

npercival@nicholaspercival.co.uk

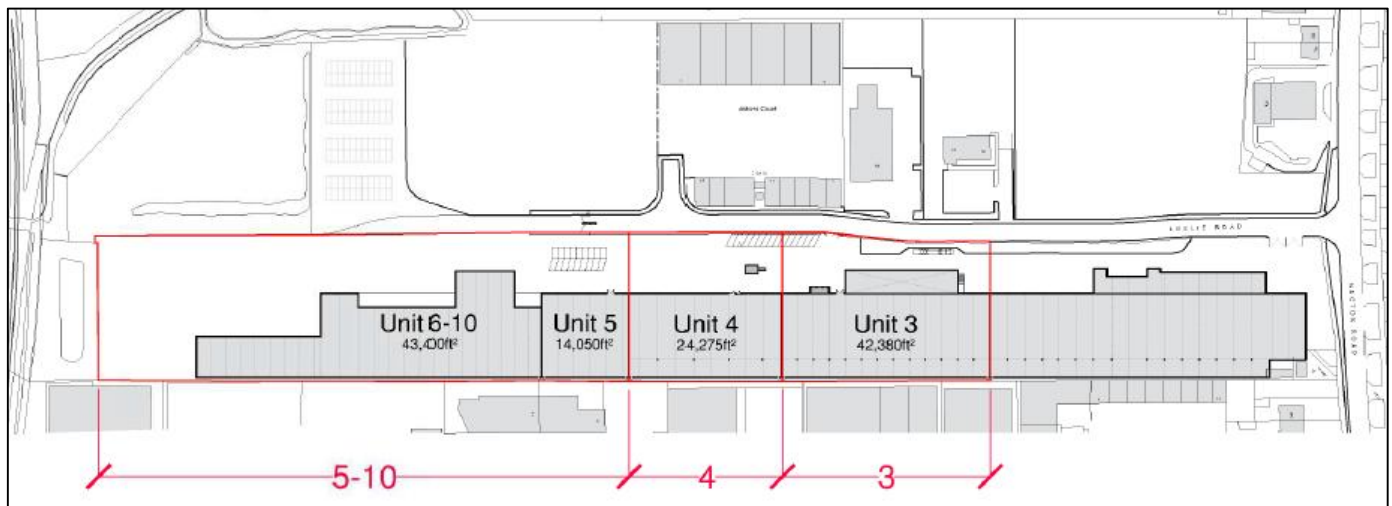
Chris Moody

01473 234835

cmoody@savills.com



Substantial low cost/economical
Single storey warehouse
Approx. 124,105 sq ft
Can be 'split' in parcels from 14,000 sq ft



For guidance purposes only



Alston Park
Leslie Road, Ipswich IP3 9PL

To Let in Whole or Part

Leslie Road, Ipswich IP3 9PL



Situation & Description

The property comprises single storey accommodation which forms part the original manufacturing complex occupied by Alstons Furniture which is located off Nacton Road to the east side of Ipswich.

This location is convenient for the A14 (A12) and Ipswich town centre. In addition Futura Park sits adjacent providing a mix of business space, retail and motor dealerships.

Accommodation (all areas approximate)

Unit 3 – 42,380 sq ft (incl. offices)

Unit 4 – 24,275 sq ft

Unit 5 – 14,050 sq ft

Units 6–10 – 43,400 sq ft (plus additional yard)

Features Include

- * Economical storage space
- * Convenient A14
- * Apron for parking and loading/unloading
- * Steel frame construction
- * Lighting throughout (not tested)
- * WC facilities
- * Varying eaves heights from 4.5m min
- * Includes canteen and first floor of Unit 3

Availability

The current/former tenant, Karl King Transport, are in the process of vacating and we anticipate full vacant possession in July 2019.

Rates

The individual units as shown on these details will be subject to separate assessments however there is currently a single assessment covering the whole of £257,500 payable at 0.491p in the £ (2019/20).

Lease

The property/properties are available by way of a new lease for a term of years to be agreed and will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Terms

Unit 3 (incl. offices) - £150,000 p.a. exclusive

Units 4-10 inclusive - £275,000 p.a. exclusive

Units 5-10 inclusive - £221,000 p.a. exclusive

Units 6-10 inclusive - £171,000 p.a. exclusive

For the whole £384,000 p.a. exclusive

VAT

We understand that VAT is applicable in this instance.

EPC

E Rating.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior telephone appointment with either of the joint agents:



Nicholas Percival

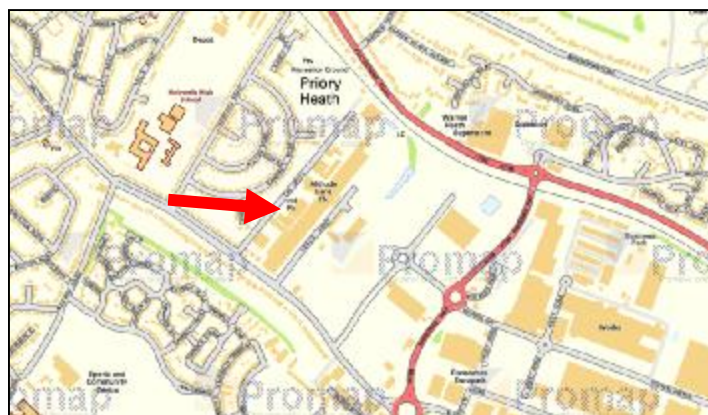
01206 563222

npercival@nicholaspercival.co.uk

Chris Moody

01473 234835

cmoody@savills.com

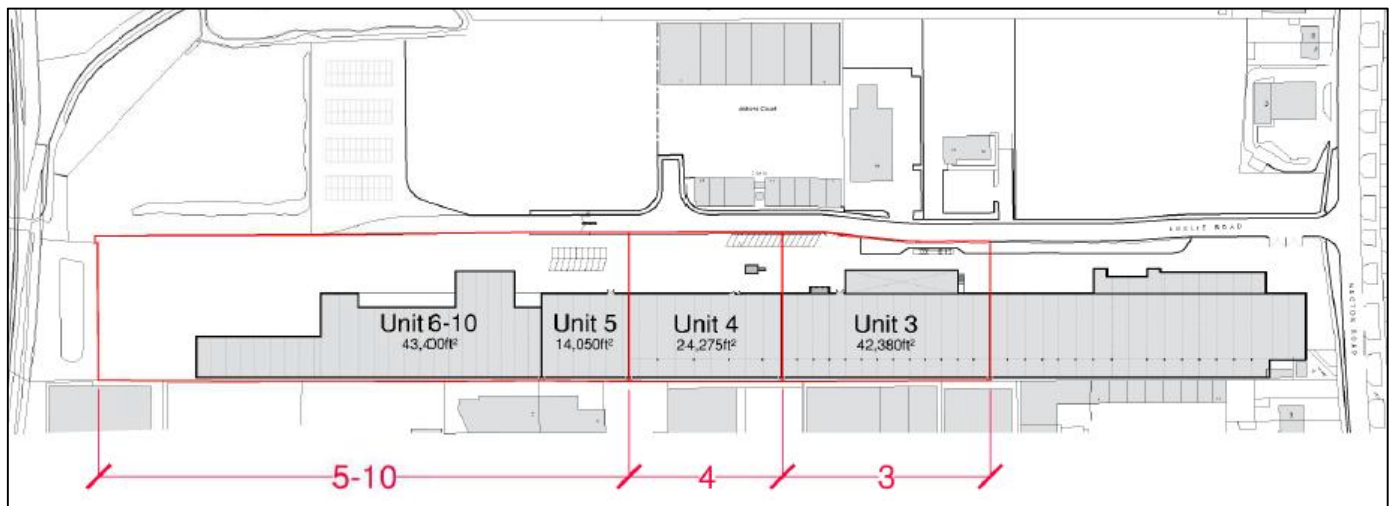


Important Notice

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.

Substantial low cost/economical
Single storey warehouse
Approx. 124,105 sq ft
Can be 'split' in parcels from 14,000 sq ft



For guidance purposes only



Alston Park
Leslie Road, Ipswich IP3 9PL

To Let in Whole or Part

Leslie Road, Ipswich IP3 9PL



Situation & Description

The property comprises single storey accommodation which forms part the original manufacturing complex occupied by Alstons Furniture which is located off Nacton Road to the east side of Ipswich.

This location is convenient for the A14 (A12) and Ipswich town centre. In addition Futura Park sits adjacent providing a mix of business space, retail and motor dealerships.

Accommodation (all areas approximate)

Unit 3 – 42,380 sq ft (incl. offices)

Unit 4 – 24,275 sq ft

Unit 5 – 14,050 sq ft

Units 6–10 – 43,400 sq ft (plus additional yard)

Features Include

- * Economical storage space
- * Convenient A14
- * Apron for parking and loading/unloading
- * Steel frame construction
- * Lighting throughout (not tested)
- * WC facilities
- * Varying eaves heights from 4.5m min
- * Includes canteen and first floor of Unit 3

Availability

The current/former tenant, Karl King Transport, are in the process of vacating and we anticipate full vacant possession in July 2019.

Rates

The individual units as shown on these details will be subject to separate assessments however there is currently a single assessment covering the whole of £257,500 payable at 0.491p in the £ (2019/20).

Lease

The property/properties are available by way of a new lease for a term of years to be agreed and will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Terms

Unit 3 (incl. offices) - £150,000 p.a. exclusive

Units 4-10 inclusive - £275,000 p.a. exclusive

Units 5-10 inclusive - £221,000 p.a. exclusive

Units 6-10 inclusive - £171,000 p.a. exclusive

For the whole £384,000 p.a. exclusive

VAT

We understand that VAT is applicable in this instance.

EPC

E Rating.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior telephone appointment with either of the joint agents:



Nicholas Percival

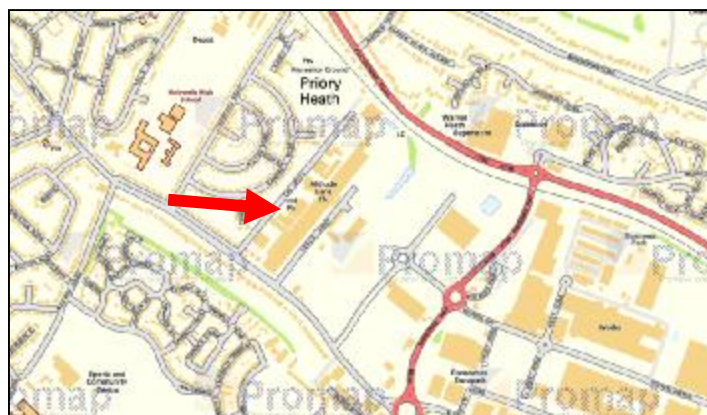
01206 563222

npercival@nicholaspercival.co.uk

Chris Moody

01473 234835

cmoody@savills.com

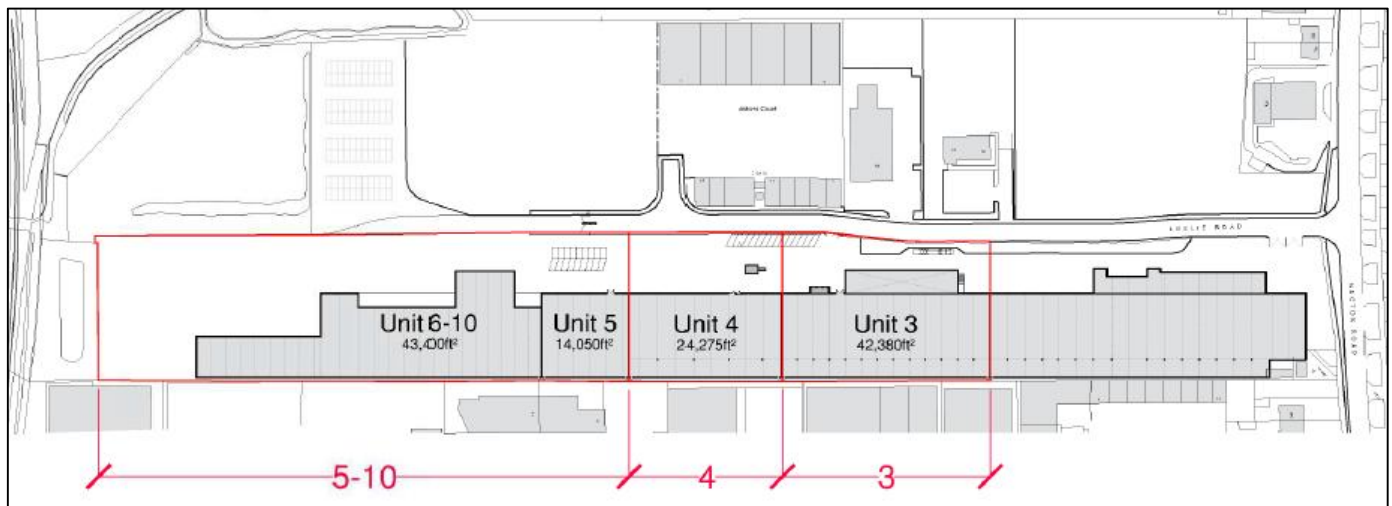


Important Notice

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.

Substantial low cost/economical
Single storey warehouse
Approx. 124,105 sq ft
Can be 'split' in parcels from 14,000 sq ft



For guidance purposes only



Alston Park
Leslie Road, Ipswich IP3 9PL

To Let in Whole or Part

Leslie Road, Ipswich IP3 9PL



Situation & Description

The property comprises single storey accommodation which forms part the original manufacturing complex occupied by Alstons Furniture which is located off Nacton Road to the east side of Ipswich.

This location is convenient for the A14 (A12) and Ipswich town centre. In addition Futura Park sits adjacent providing a mix of business space, retail and motor dealerships.

Accommodation (all areas approximate)

Unit 3 – 42,380 sq ft (incl. offices)

Unit 4 – 24,275 sq ft

Unit 5 – 14,050 sq ft

Units 6–10 – 43,400 sq ft (plus additional yard)

Features Include

- * Economical storage space
- * Convenient A14
- * Apron for parking and loading/unloading
- * Steel frame construction
- * Lighting throughout (not tested)
- * WC facilities
- * Varying eaves heights from 4.5m min
- * Includes canteen and first floor of Unit 3

Availability

The current/former tenant, Karl King Transport, are in the process of vacating and we anticipate full vacant possession in July 2019.

Rates

The individual units as shown on these details will be subject to separate assessments however there is currently a single assessment covering the whole of £257,500 payable at 0.491p in the £ (2019/20).

Lease

The property/properties are available by way of a new lease for a term of years to be agreed and will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Terms

Unit 3 (incl. offices) - £150,000 p.a. exclusive

Units 4-10 inclusive - £275,000 p.a. exclusive

Units 5-10 inclusive - £221,000 p.a. exclusive

Units 6-10 inclusive - £171,000 p.a. exclusive

For the whole £384,000 p.a. exclusive

VAT

We understand that VAT is applicable in this instance.

EPC

E Rating.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior telephone appointment with either of the joint agents:



Nicholas Percival

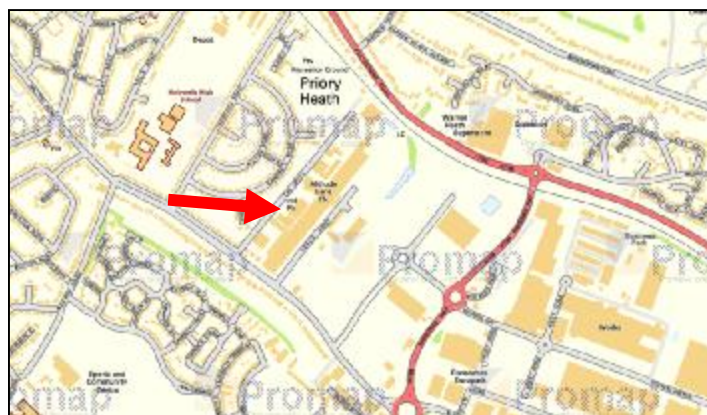
01206 563222

npercival@nicholaspercival.co.uk

Chris Moody

01473 234835

cmoody@savills.com



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.