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Subject to Contract

Dear Sir/Madam

Re: 4 Acre Site, Hadleigh Road Industrial Estate, Ipswich, Suffolk IP2 0EX

We have pleasure in enclosing herewith our brochure together with a Title Plan and Promap in respect of the above site and premises.

The site is centrally located on the popular Hadleigh Road Industrial Estate, close to Ipswich town centre and the main A12/A14 dual carriageway.

The site comprises a number of industrial/warehouse buildings, together with an extensive hardstanding area which may suit further development.

We are quoting a guide price of £2.3 million for the freehold interest, and confirm that full vacant possession is scheduled for end of October 2017.

We anticipate a great deal of interest in this site and look forward to hearing from you or your clients accordingly.

Yours Faithfully

Vanessa Penn
FOR PENN COMMERCIAL



Ipswich & Suffolk Estates Limited t/as Penn Commercial Registered in England No. 5574038
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