



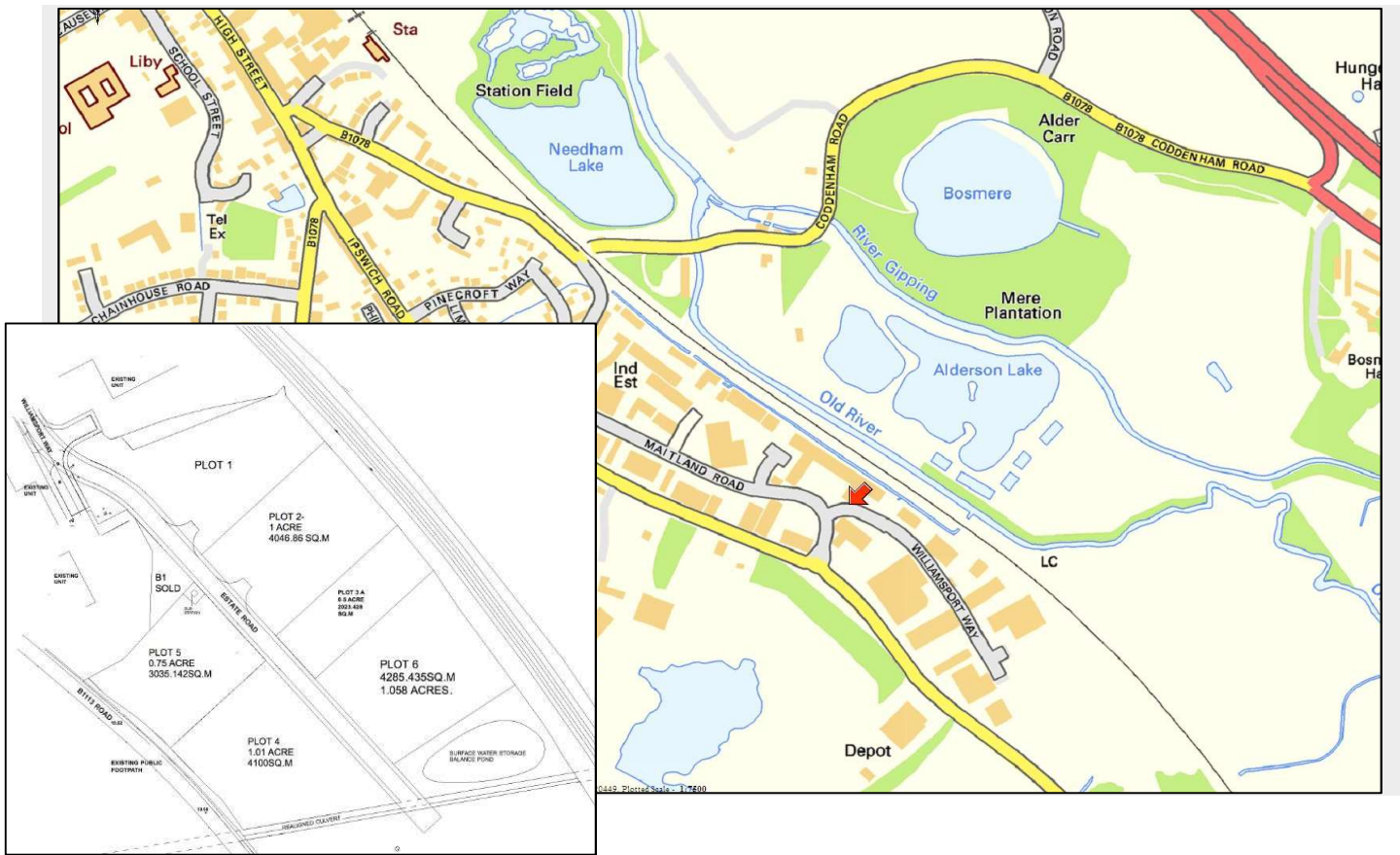
## PHASE 2 NEW LION BARN INDUSTRIAL ESTATE

Needham Market, Suffolk, IP6 8RW

- Plots of 0.5-8.5 acres (2,023 - 34,399 sq m) available in various plot sizes
- Easy access to main A14
- Fully serviced plots with palisade fencing
- Type 1 crushed finish
- Available immediately
- To Let £40,000 per acre per annum or For Sale £500,000 per acre + V.A.T

01473 211933  
penncommercial.co.uk





## LOCATION

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## SITUATION

The site is situated adjacent to the well established New Lion Barn Industrial Estate, Needham Market, which is accessed from Williamsport Way via the B1078 just off the main A14. Nearby occupiers include Brook Street Foods, Glowcroft Ltd, Biffa and Pevonia Ltd.

## DESCRIPTION

Plots are available of varying sizes on a fully serviced basis. The plots are available now.

## PLANNING

We understand that the site has consent for B1, B2 and B8 industrial, warehouse and trade counter uses. We would recommend that all interested parties make their own enquiries with Mid Suffolk District Council on 01449 724500.

## LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

## BUSINESS RATES

**To be assessed.** For further information please contact the Local Authority, Mid Suffolk District Council on 01449 724500.

## SERVICES

We understand that mains electricity, water and private drainage are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant/purchaser to satisfy themselves as to their operation/condition.

## TERMS & TENURE

The plots are available to let on new full repairing and insuring lease terms, at a commencing rent of £40,000 per acre per annum exclusive, or for sale freehold at £500,000 per acre.

## VAT

Is payable at the current rate. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## VIEWING

**To view or for further information, please contact:**

Vanessa Penn at Penn Commercial  
Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk, IP2 8NJ  
Email: [vanessa@penncommercial.co.uk](mailto:vanessa@penncommercial.co.uk)

# 01473 211933

**Subject to contract**

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