

# Merchant Quarter

WATERFRONT / IPSWICH / SUFFOLK / IP4 1BZ

A unique mixed use development opportunity between Equity Land Ltd and Investec Bank on a site of 1.7 acres with dedicated car parking overlooking the waterfront marina



## SUITABLE FOR (STPP):

- / Food retail
- / Retirement housing
- / Flats
- / Offices
- / Café
- / Care home

 **Investec**  
Private Banking

**EQUITY LAND LIMITED**

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## Schedule of Accommodation

OFFICES

RETIREMENT

FOOD

CAFÉ

RESIDENTIAL

## Location

Ipswich is one of East Anglia's most important commercial centres with a catchment population in excess of 250,000. The town has excellent road links to the M25, Midlands and London via the A12 and A14. London Liverpool Street is just over one hour by train.

## Site

The site overlooks the waterfront marina. It is located on Key Street on the inner ring road connecting the waterfront to the town centre. The waterfront comprises a variety of residential apartments, and mixed leisure and professional occupiers. There are three hotels: Premier Inn, Travelodge and the four star Salthouse Harbour Hotel, together with Isaacs public house and microbrewery.



The University Campus Suffolk is located on the waterfront together with a 600 student accommodation. Key Street links to the town centre via Fore Street where there is a post office and other shops, restaurants and amenities.

## Terms

The premises are available on new full repairing and insuring lease terms at rentals to be agreed or freeholds available.



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