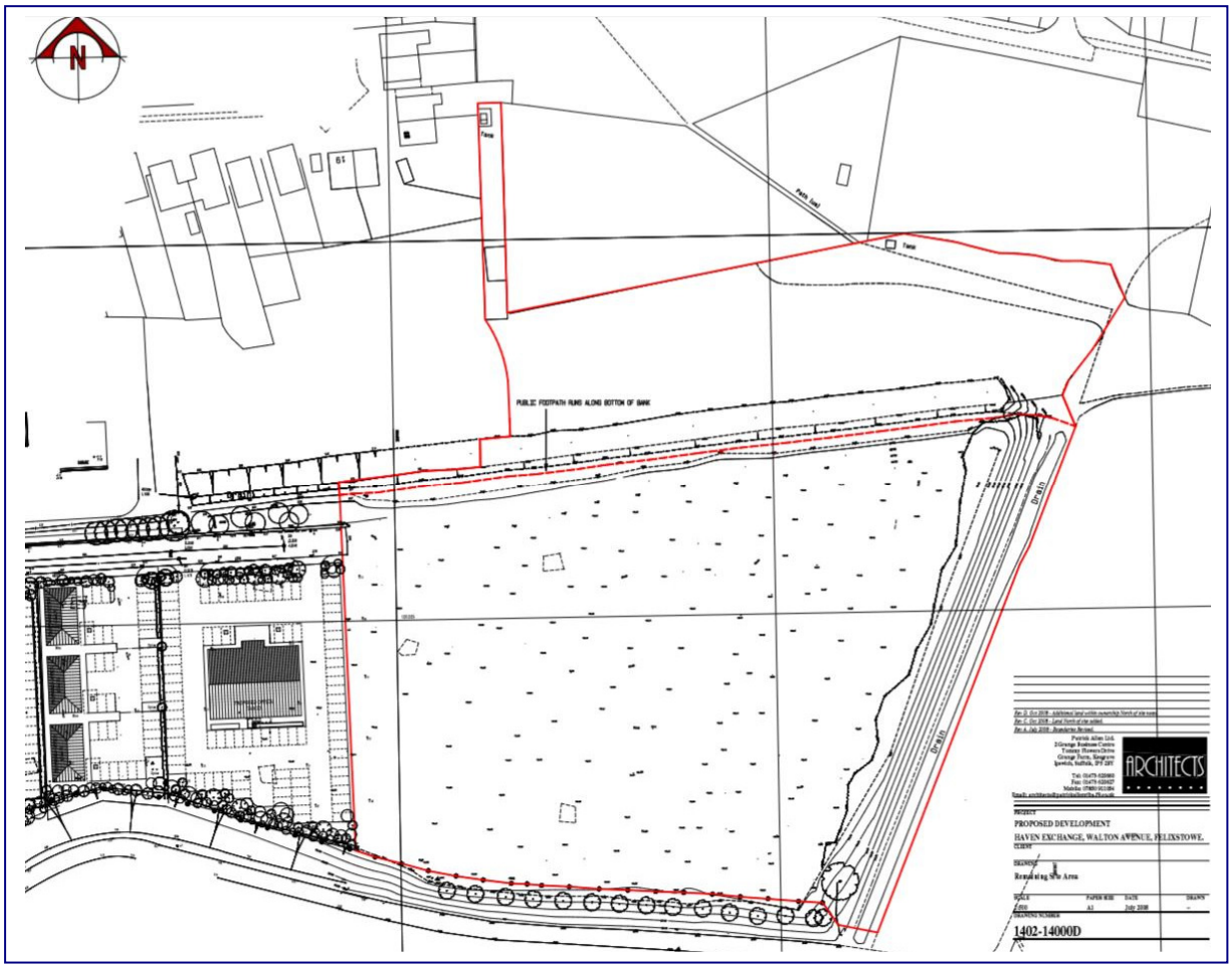
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FOR SALE 4 ACRE INDUSTRIAL SITE WITH 1 ACRE CONSENTED FOR TRUCK REPAIR DEPOT

SITE AREA APPROX 1.61 HECTARES (4 ACRES)



Haven Exchange, Felixstowe IP11 2QE

- **Suit B1, B2 & B8 uses**
- **Unique opportunity to acquire freehold land opposite Dock Gate No.1 Port of Felixstowe**
- **For sale freehold £1,500,000 or £400,000 per acre**

Location
Felixstowe Business Park enjoys a prime location opposite Dock Gate No.1, Port of Felixstowe, which handles 40% of the UK's container trade and connects with 365 ports worldwide. The recent opening of the final phase of its Trinity Terminal expansion gives the Port the ability to accommodate the next generation of container vessels and further expansion is planned for a new South Terminal to provide additional deep water handling facilities.

Felixstowe Business Park has direct road access to the A14 dual carriageway with fast road and rail connections to the Midlands, the North via the M1/M6, and via the A12 to the M25 providing links to the UK's commercial centres. Stansted Airport, now operating flights to the US, is only 70 minutes' drive.

Description
Felixstowe Business Park offers a mixed use development. One acre of the site has consent for a truck repair depot to include 17 truck spaces and 10 car spaces. Telecoms are available through the BT fibre-optic/hi-speed broadband enabled through the Port or Town exchanges, a link to the port system is available.

The working hours on the whole site are Monday to Friday 07:00 until 20:00 hours, and Saturdays 07:00 until 13:00 hours. No working allowed on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

Accommodation
(all areas are approximate only and are subject to survey)

Total Site Area	**1.61 hectares**	**4 acres**

Planning
We understand that planning consent has been granted for B1, B2 and B8 uses, and 1 acre has planning consent granted on 18th November 2016, reference DC/16/3124/FUL, all interested parties should contact Suffolk Coastal District Council on 01394 383789.

Business Rates
To be assessed. All interested parties should make their own enquiries with Suffolk Coastal District Council on 01394 383789.

Services & Service Charge
We understand that all mains services are available, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. Service charge to be advised.

Terms & Tenure
The whole site is available for sale freehold at a price of £1,500,000 or £400,000 per acre.

Vat
To be advised. 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.

Legal Costs
Each party to bear their own legal costs.

Viewing
To view or for further information, please contact the sole agents:

Vanessa Penn at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ.
Tel: 01473 211933. Fax: 01473 682266.
Email: vanessa@penncommercial.co.uk

Subject to Contract



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