

**HARDSTANDING SITE  
TO LET AS A WHOLE OR IN PART  
APPROX 1.61 HECTARE (4 ACRES)**



**The Old Airfield, Town Lane, Wetheringsett cum  
Brockford, Stowmarket IP14 5NF**

- **New lease terms available**
- **Close to the A140 Ipswich to Norwich Road**
- **10 minutes from the A14**
- **Suit various uses to include lorry parking and storage**



## Location

Wetheringsett cum Brockford is located on the main A140 road from Ipswich to Norwich. The site is close to the TV mast at Mendlesham, 10 minutes drive from the A14.

## Situation

From the A140 at Mendlesham turn right from Ipswich, just past the TV mast turn into Town Lane and the site is on the right with fencing.

## Description

Comprising 4 acres, the site is concrete hardstanding and would be suitable for a variety of uses to include lorry parking and storage. The site can be let as a whole or in part.

## Accommodation

All dimensions and areas are approximate:

**Site Area Approx** | **1.61 Hectare** | **4 Acres**

## Services

We understand that all mains services are available to the site, 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.

## Business Rates

**To be assessed**, we would recommend that all interested parties make their own enquiries with Mid Suffolk District Council on 01449 724500.

## Planning

We understand that the site currently has consent for a variety of uses. However 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 their own legal costs.

## 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.

## Terms

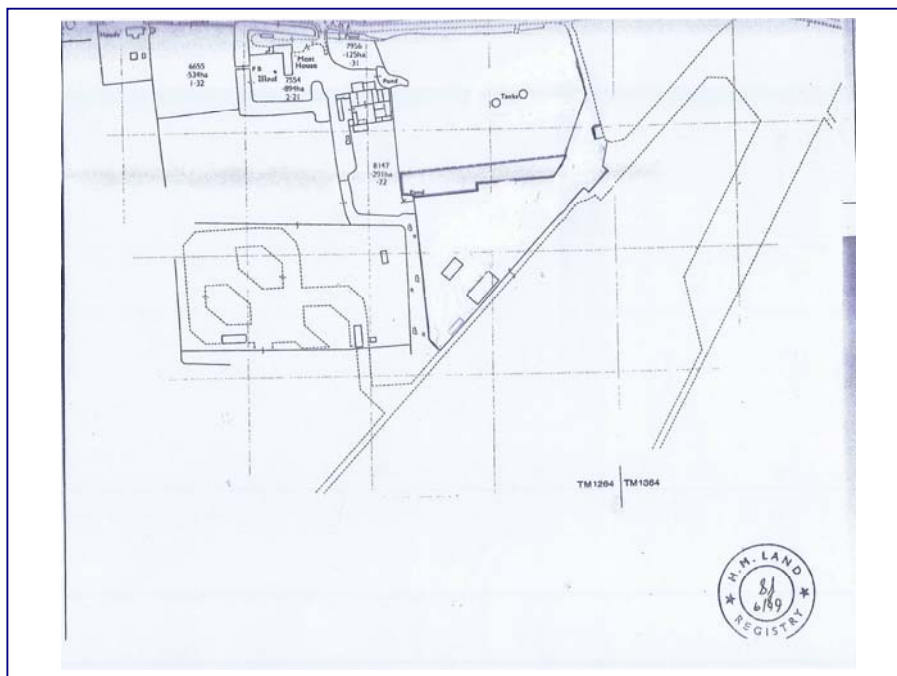
The site is available to let on new lease terms, for a term of years to be agreed, as a whole or in part, at an annual rental of £25,000 per acre per annum exclusive.

## Viewing

To view or for further information, please contact:

Paul Keen at Penn Commercial,  
Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk IP2 8NJ  
Tel: 01473 211933. Fax: 01473 682266.  
Email: [paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk)

## Subject to Contract



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