

Outline Planning Application Submitted



StowmarketEAST
stowmarketeast.com

**Bespoke Distribution / Industrial
Warehouse and Office Units.**

From 10,000 to 200,000 sq ft

STOWMARKET EAST - SUMMARY

- Design & build opportunities on a 54 acre (22ha) site
- Part of a wider 79 hectare (195 acre) commercial business park site
- Suitable for a range of employment uses with the potential for future expansion
- Immediately available – in line with Local Plan
- Well located facing the A14 at Junction 50
- Units available for sale / to let - Land sales available

LOCATION

Close to Junction 50 of the A14 on the eastern edge of Stowmarket, StowmarketEAST is midway between Ipswich and Bury St Edmunds. The Port of Felixstowe is 25 miles to the east and Cambridge 45 miles to the west. The site is accessed from the A1120 which provides a short link to the A14.

Stowmarket is a busy market town in Suffolk with a resident population of 15,000, a district population of 87,000 and 234,000 living within 20 km of the town centre.

Nearby towns include Ipswich (10 miles), Bury St Edmunds (15 miles), Sudbury (19 miles) and Thetford (23 miles). London is 82 miles to the south west.

The town benefits from good transport links being served by the A14 and the A1120, while Stowmarket train station provides a direct service to London Liverpool Street with a fastest journey time of 1 hour 24 minutes. London Stansted Airport is only a 60 minutes' drive.

Nearest Post Code: IP14 5GZ

TERMS

The units are available both for sale and to let, on terms dependent upon specification, size and fit out. Further details are available from the sole agents.

AVAILABILITY

In line with the Local Plan - design and build solutions are immediately available to let / for sale. It is anticipated that individual units from 10,000 to 200,000 sq. ft. can be delivered and designed to meet prospective occupier's requirements.

LAND SALES

Consideration will be given to the sale of development plots, further details from the sole agents.

PLANNING

An outline planning application for up to 530,000 sq. ft. (49,237 sq. m.) of business and industrial development (use Class B1a, B1b, B1c, B2 & B8) along with facilities that include a pub and restaurants and roads has been formally submitted to the Local Planning Authority.

The Council's application reference number is DC/17/00026.

SERVICES

All mains utilities are available in the vicinity. Further details are available from the sole agents.

EPC

Energy Performance Certificates will be available once the buildings have been constructed.

RATES

The occupants will be responsible for business rates.

VAT

The site has been elected for VAT.

LEGAL & PROFESSIONAL COSTS

Each party will be responsible for their own legal and professional costs incurred in any transaction.



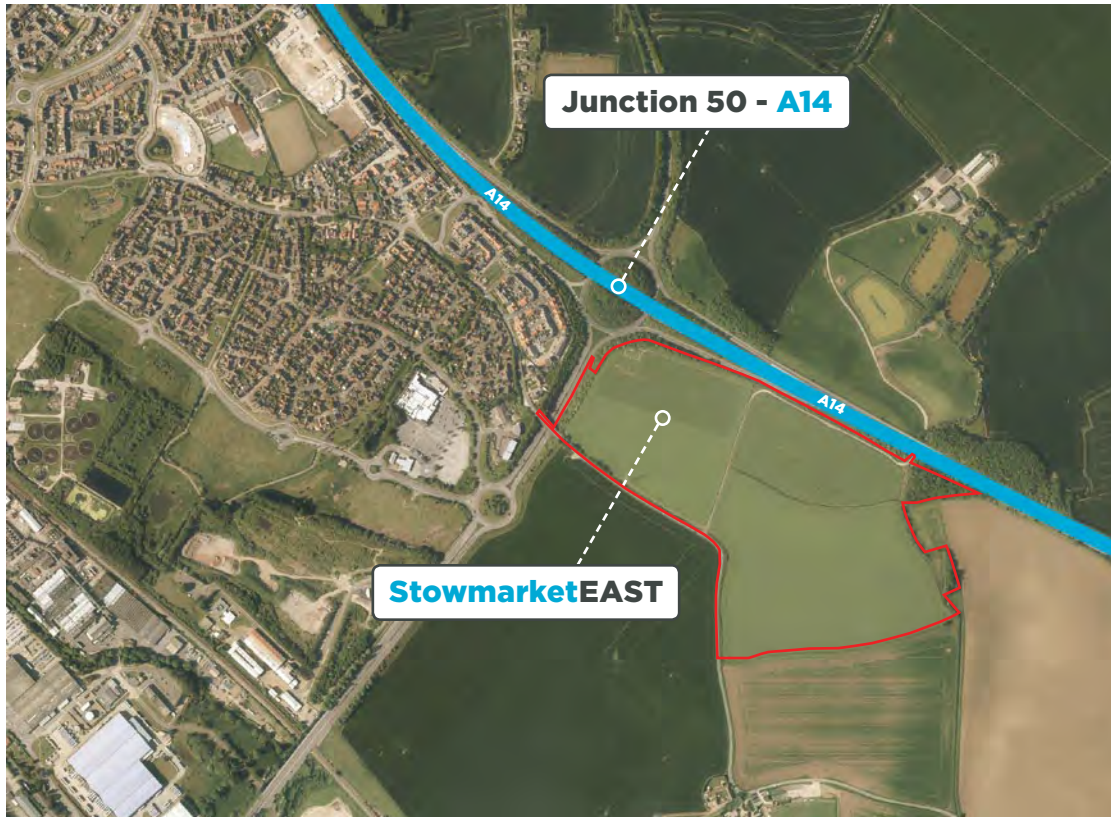
StowmarketEAST

INDICATIVE MASTERPLAN & UNIT SIZES

Property Type	Unit Number	Area (Gross External)
Warehouse/ Industrial	Unit 1	92,881 sq. ft.
	Unit 2	92,881 sq. ft.
	Unit 3	60,000 sq. ft.
	Unit 4	50,000 sq. ft.
	Unit 5	27,372 sq. ft.
	Unit 6	27,372 sq. ft.
	Unit 7	17,674 sq. ft.
	Unit 8	17,674 sq. ft.
	Unit 9	15,000 sq. ft.
	Unit 10	10,000 sq. ft.
	Unit 11	10,000 sq. ft.
	Unit 12	10,000 sq. ft.
	Unit 13	10,000 sq. ft.
	Unit 14	10,000 sq. ft.
	Unit 15	10,000 sq. ft.
	Office	Unit 17
Unit 18		28,255 sq. ft.
Drive Thru Restaurant	Unit 19	1,883 sq. ft.
	Unit 20	2,690 sq. ft.
Family Pub	Unit 21	5,812 sq. ft.



LAYOUT PLAN 1:1250@A1



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VIEWINGS
Viewings are strictly by appointment only and must be organised through sole agents Carter Jonas.

carterjonas.co.uk/commercial

DEVELOPMENT
BY



IMPORTANT INFORMATION

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