

## PRELIMINARY DETAILS

New high spec. warehouse  
Approx 30,000 sq ft/2,787 sq m

**Ready Q2 2014**

**CGI TO GO HERE**

**Anglia Parkway North  
Ipswich IP1 5QL**

**To Let:**

## Situation & Description

The property is to be constructed to a high standard upon a plot of approx. 1.74 acres located alongside Grahams Builders Merchants on land adjacent to the poplar and well known Anglia Retail Park.

The location is convenient for the A14 with the A12 intersection being a short distance to the east whilst Ipswich town centre is approximately 3 miles. Major occupiers located nearby include B&Q, ASDA, John Grose, Peugeot and the local Government hub at Landmark House.

The building is anticipated for completion in Quarter 2, 2014 and at this preliminary stage it is possible to factor in any applicant's specific requirements in terms of dock levellers and office configuration, etc.

## Features Include

- \* Quality new building
- \* Good yard/circulation
- \* Fenced and secure site
- \* 6.5m/21ft min to eaves
- \* Occupier's requirements can be incorporated

For further details please contact joint agents:



**Reader Commercial**  
Martin Reader – Tel: 01473 289600

020 7377 2500

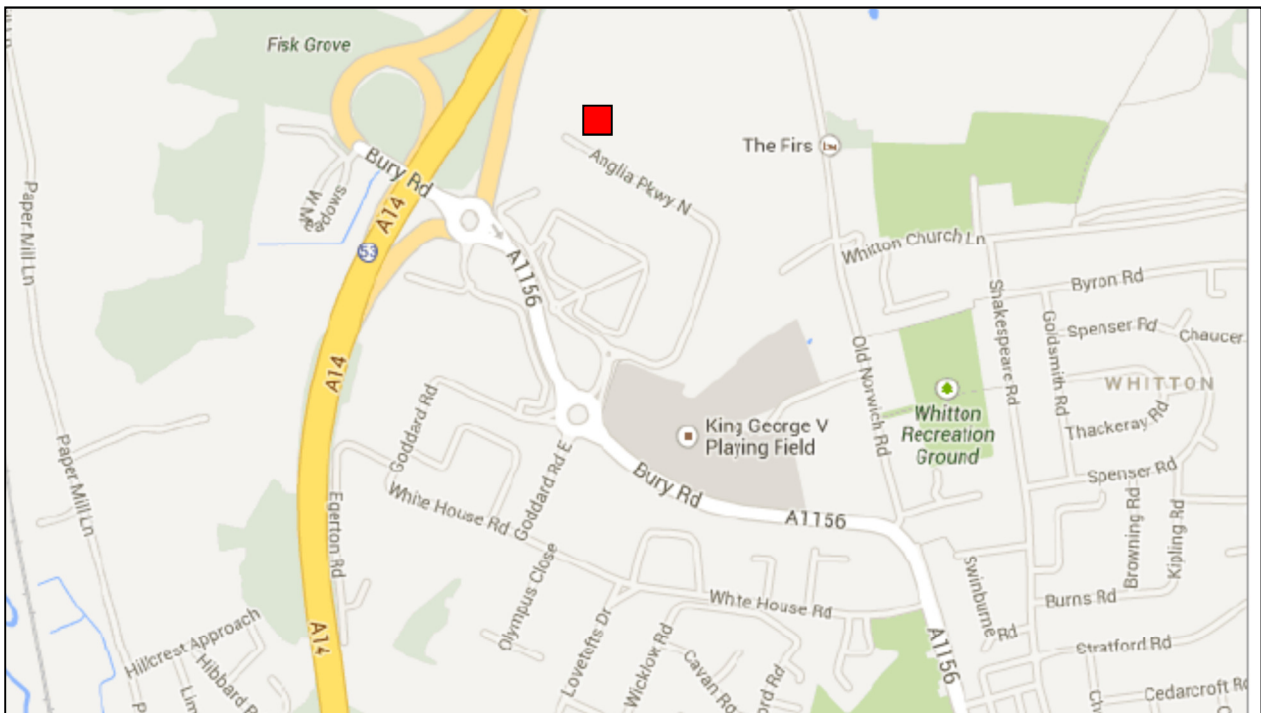
**Frankis Porter**

[www.frankisporter.com](http://www.frankisporter.com)

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John Porter/Jim Frankis – Tel: 0207 377 2500



**Savills**  
Chris Moody – Tel: 01473 234800



## Important Notice

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