

Joint sole agents

FennWright

MORGAN WILLIAMS

# 16,770 sq.ft\*

## retail unit to let

(may split)

### IPSWICH, IP8 3TT

Close to multiple leading retailers

Close to park and ride facility offering 400 parking spaces

Easy access to A12/A14

Potential for alternative uses (subject to planning)



View on Google Maps



\*Approximate area

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**137k**

Ipswich  
population

**365k**

shopping  
catchment

LOCATION

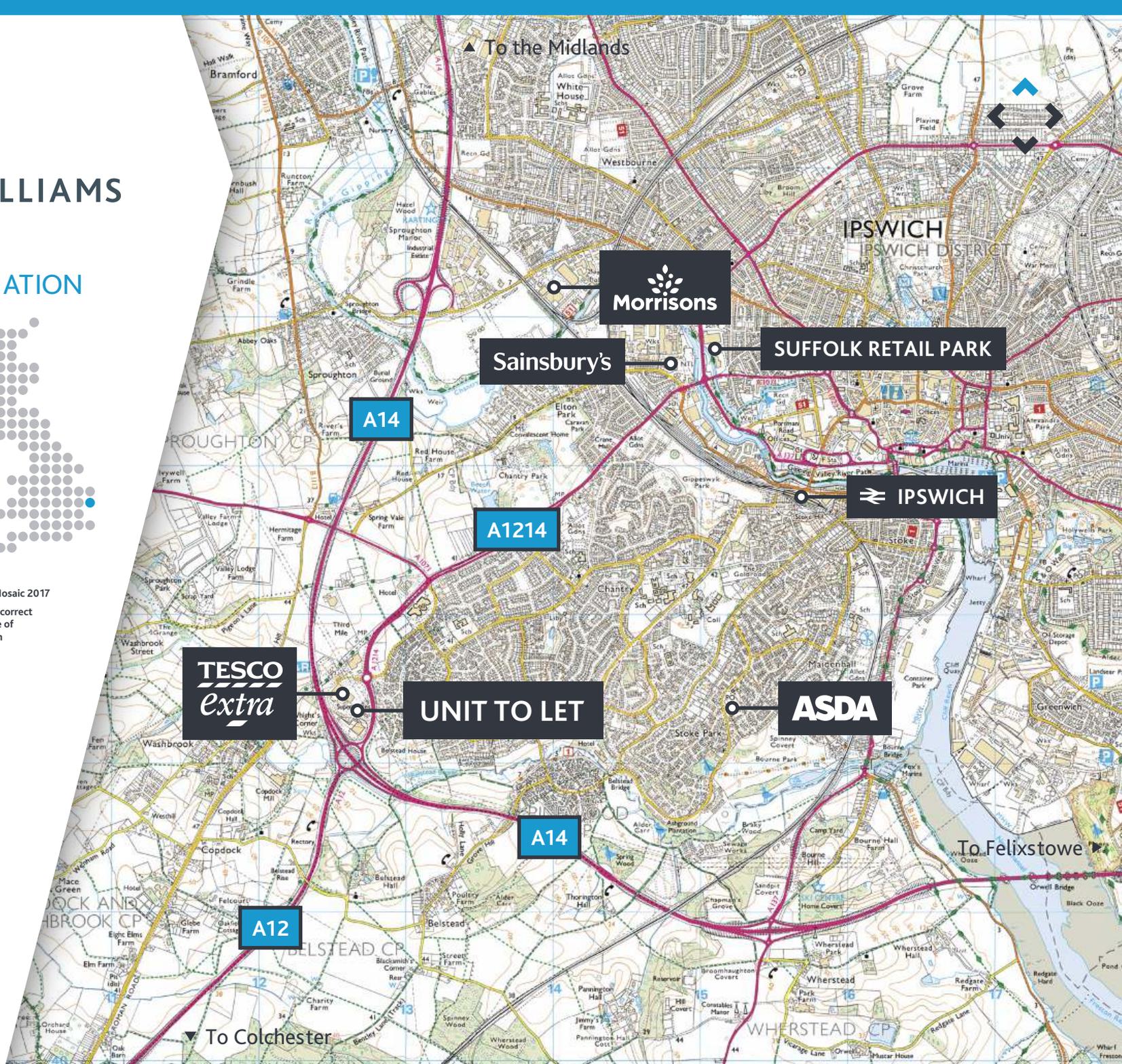


Source:  
Experian Mosaic 2017  
All figures correct  
at the time of  
publication

**IPSWICH**

Ipswich is the county town and largest centre in Suffolk with a retail offer serving a wide geographical catchment. The town is well located being situated at the junction of the A14/A12

 View on Google Maps



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## KEY DETAILS

- Situated adjacent to Tesco Extra and in close proximity to a number of leading retailers
- Park and ride facility (400 spaces) within a six minute walk
- 16,770 sq.ft (approx) retail unit including 1,690 sq.ft first floor and mezzanine
- Potential for dividing into two units
- Bulky goods retail consent with potential for alternative uses, subject to planning
- 102 parking spaces
- Sat Nav: IP8 3TT
- EPC available upon request

## CONTACT DETAILS

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