

Burrell Road, Ipswich, Suffolk, IP2 8AB



## TO LET

- Within about 300 metres of Ipswich Railway Station.
- 1.05 acres (0.425 Ha) with extensive road frontage.
- Potentially suitable for alternative sales and storage uses, subject to planning.
- Available on flexible lease terms.

Car park with  
scope for  
alternative uses  
subject to  
planning



**RICS**

the mark of  
property  
professionalism  
worldwide

# Details

## Location

The site is located on the north side of Burrell Road (B1075), adjoining the River Orwell and within about 300 metres of Ipswich Railway Station, situated to the west. The town centre is within about 0.5 mile to the north and the A14/A137 and A12/A14 intersections are within 2.6 miles and 3.1 miles respectively.

## Description

The site is shown edged red for identification purposes only on the site plan opposite and is currently used as a car park, operated by NCP. The site is served by two entrances and is reasonably level, surfacing being predominantly concrete and tarmacadam. The total gross site area is 1.05 acres (0.425 hectares), with a frontage to the highway of about 112 metres and an average depth of 37 metres.

## Business Rates

The property is currently assessed as follows:

Description: Car Park & Premises (130 spaces)  
Rateable Value: £36,000  
Rates Payable (24/25) £17,964 per annum

The property will be subject to reassessment depending upon its future use.

## Planning

Planning permission was granted on 8th April 2020 for the continued use of the site as a car park for a period of 3 years, expiring on 16th April 2023.

The site is considered suitable for ongoing use as a car park or alternative sales, storage uses, etc. subject to planning.

All interested parties should make their own enquiries with the local planning authority regarding their proposals for the site.

## Local Authority

Ipswich Borough Council  
Grafton House  
15-17 Russell Road  
Ipswich  
IP1 2DE

Telephone: 01473 432000

## Terms

The premises are available on a new lease upon flexible terms. Further details are available upon request.

## Legal Costs

Each party to be responsible for their own legal costs.

## Particulars

Particulars prepared in May 2024.

## Viewing

Strictly by prior appointment with the sole agents:

## Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

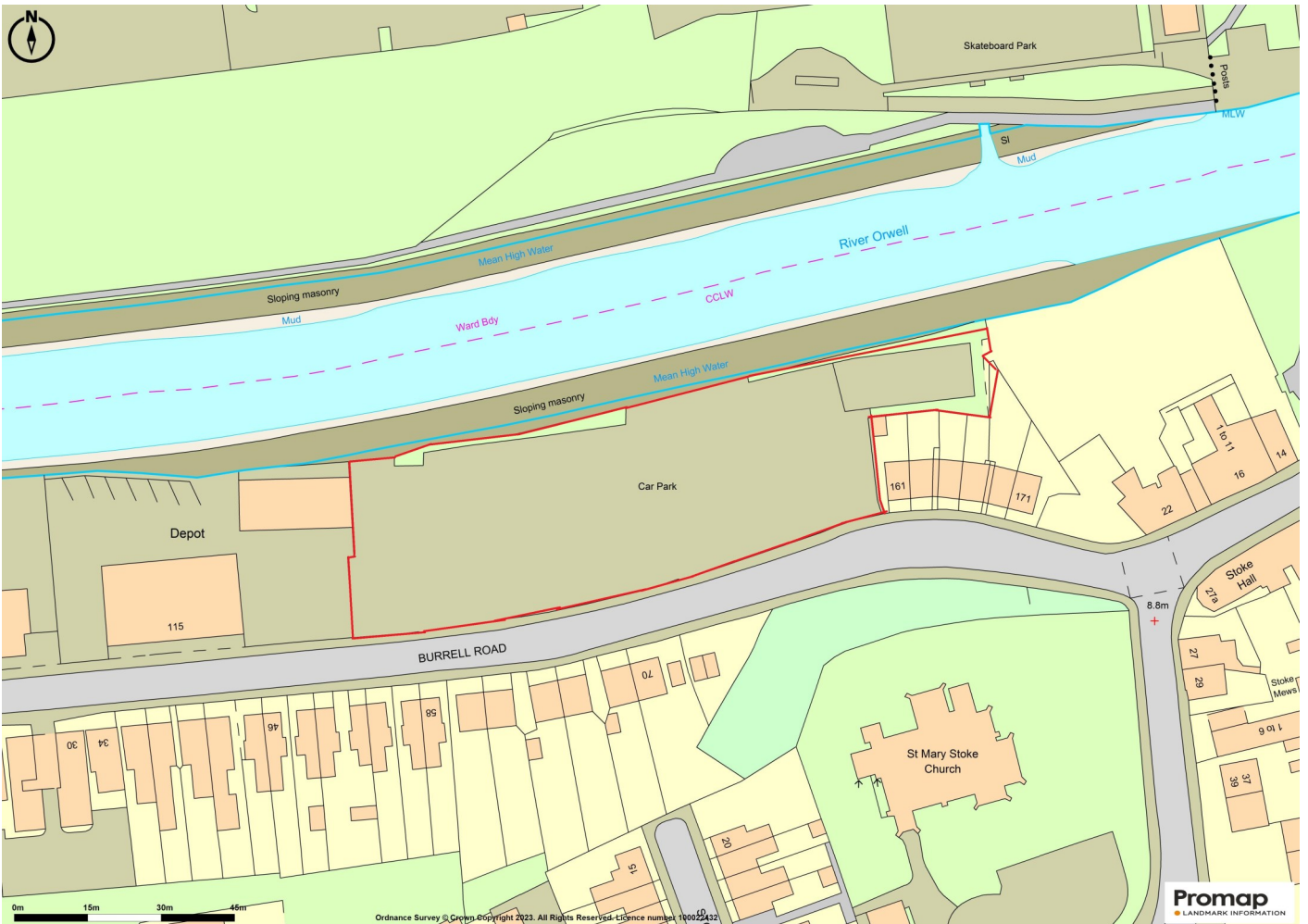
**01473 232 701**

**fennwright.co.uk**

Contact **Alistair Mitchell**  
agm@fennwright.co.uk



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Particulars for Burrell Road, Ipswich, Suffolk, IP2 8AB



For further information call

**01473 232 701**

or visit [fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

