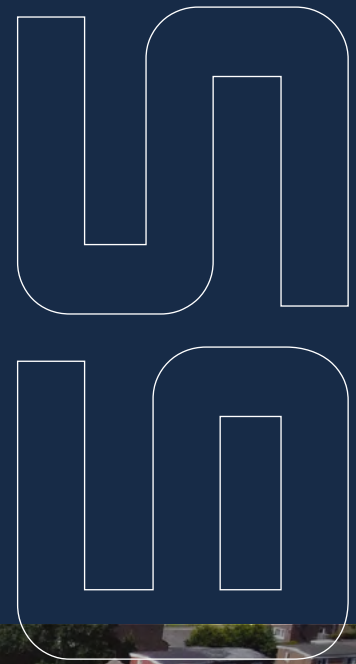


BOSS HALL ROAD, IPSWICH, IP15BN

LOGISTICS WAREHOUSE

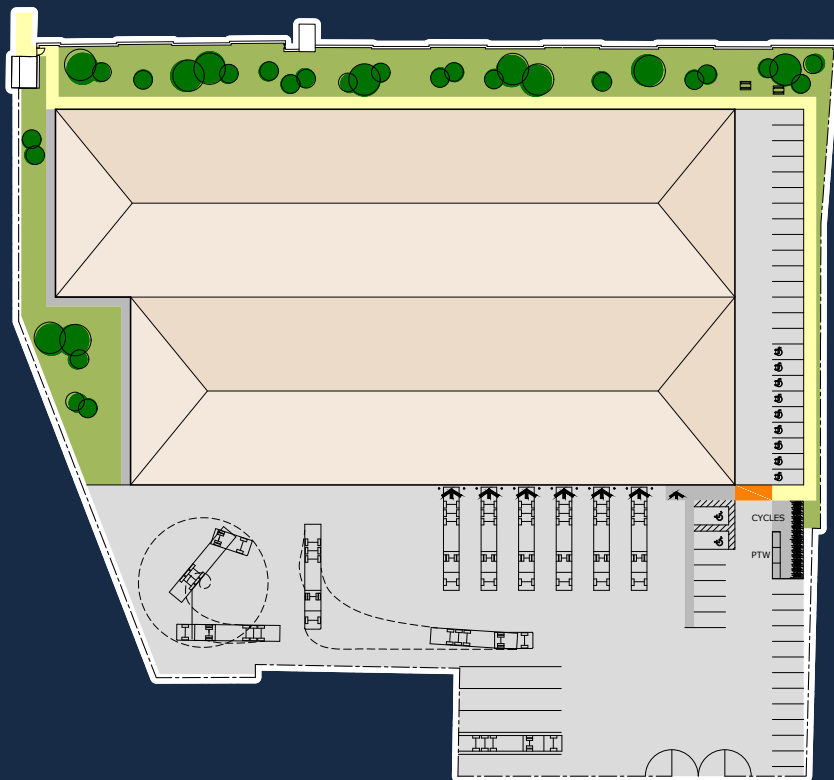
65,120 SQ. FT. (6,050 SQ. M.)



Fenn Wright

TO LET

65,120 SQ. FT. (6,050 SQ. M.) NEW WAREHOUSE ON AN ESTABLISHED INDUSTRIAL ESTATE LESS THAN 1 MILE FROM A14



43 PARKING SPACES, 9 WITH EV



5 DEDICATED HGV PARKING BAYS



6 LEVEL ACCESS DOORS



INTERNAL EAVES 10.5 METRES (SUBJECT TO FINAL DESIGN)



65,120 SQ FT (6,050 SQ M) GIA



UP TO 46 METRE YARD

SUSTAINABLE FEATURES

- ANTICIPATED EPC A RATING
- EXTERNAL LANDSCAPING & BREAKOUT SPACE
- 10% NATURAL ROOF LIGHTS
- CYCLE PARKING
- 150 ROOF MOUNTED PV PANELS
- EV CAR CHARGING POINTS

LOCATION

Boss Hall Business Park is situated to the west of Ipswich town centre in the popular Sproughton Road industrial area, less than 1 mile from the A14 intersection.

DESCRIPTION

The proposed warehouse building will provide a total gross internal floor area of 65,120 sq. ft. (6,050 sq. m.) and the tenant will have the opportunity to influence the final design and specification, with loading facilities and ancillary accommodation tailored to meet their specific requirements.

BH65

↘ **A14**
1 MILE

↘ **A12**
3 MILES

↗ **FELIXSTOWE PORT**
17 MILES



SITE OF BH65

YAHEETECH

MORRISONS
SUPERMARKET

FAITHFULL
FLOORCOVERINGS

BOSS HALL RD

SPROUGHTON RD

EUROPA WAY

IPSWICH
MAINLINE

SPROUGHTON RD



PRIME POSITION

PLANNING

Planning consent was granted on 25th August 2023 for the proposed development (application reference IP/22/00852/FUL). A copy of the planning consent and associated documents are available upon request.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE
Telephone 01473 432000

TERMS

The property is available by way of a pre-let, upon the basis of a new full repairing and insuring lease upon terms to be agreed. Delivery is anticipated within approximately 12 to 18 months from the date of exchange.

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they 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.

FURTHER DETAILS

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Ipswich, IP1 1BA
www.fennwright.co.uk

FennWright

ROAD

A14	1 mile / 2 minutes
Ipswich Town Centre	2 miles / 9 minutes
A14/A12	3 miles / 10 minutes
Colchester	19 miles / 36 minutes
Bury St Edmunds	27 miles / 45 minutes
Chelmsford	41 miles / 54 minutes
Norwich	45 miles / 67 minutes

RAIL

Ipswich Train Station	2 miles / 10 minutes
To Norwich	45 miles / 69 minutes
To London Liverpool St	79 miles / 109 minutes
To Cambridge	55 miles / 69 minutes

AIRPORT

Norwich	47 miles / 79 minutes
London Stansted	48 miles / 62 minutes

PORT

Felixstowe Port	17 miles / 22 minutes
Harwich Port	31 miles / 39 minutes

