



Plot 2 Harris Way, Hadleigh Road Industrial Estate, Ipswich IP2 0HZ

FOR SALE

OPEN STORAGE/DEVELOPMENT LAND
(Subject to planning)

1.80 Acres Approx
(0.73 Hectares)

Plot 2 Harris Way, Hadleigh Road Industrial Estate, Ipswich IP2 0HZ

DESCRIPTION

The property comprises a triangular piece of secure development/open storage land extending to approximately 1.80 acres (0.73 hectares), with access directly off Harris Way.

The land is unsurfaced and bounded by the railway on both sides separating it from the main Hadleigh Industrial Estate. We understand all main services are available at the site.

LOCATION

The plot fronts Harris Way which joins Hadleigh Road located 2.5 miles from Junction 55 of the A14. The site is located adjacent to Hadleigh Road Industrial Estate and Elton Park Business Centre.

The A14 offers excellent east west access from the east coast ports (Felixstowe 17 miles) within 30 minutes' drive and to A1/A14 intersection and the Midlands.

AREAS

	Acres	Hectares
Approximate Total	1.80	0.73

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

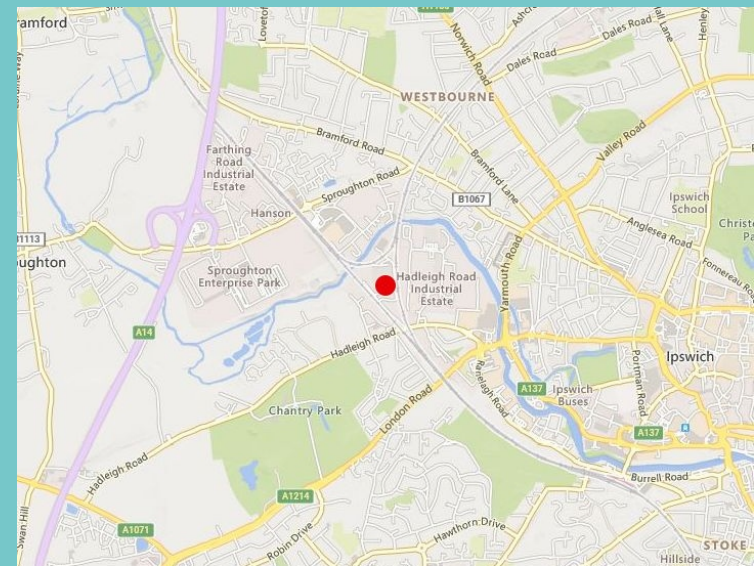
Each party to be responsible for their own legal costs incurred in any transaction.

PLANNING

The site does not benefit from detailed planning consent but is in an area allocated for industrial use. The site was part of an earlier approved application for a new development.

TERMS

The property is available freehold. Price on application.



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VIEWING & FURTHER INFORMATION

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