

4.79 Acres (1.935 Hectares) For Sale



Haven Exchange, Felixstowe Business Park, Felixstowe, Suffolk, IP11 2QE

Site Details



- 4.79 Acres (1.935 Hectares) Site
- Class B1 / B2 / B8 Uses, Subject To Planning
- Immediately Opposite Port of Felixstowe
- Adjoins Established Office Village
- Site Of Interest to Developers & Owner Occupiers

Location & Description



Felixstowe with a population approaching 40,000 people, offers direct access via the A14 to Ipswich and the Midlands via Cambridge, Stansted Airport, Harwich and London via the A12/A120.

The site enjoys a prime location opposite the Port of Felixstowe, Britain's biggest and busiest container port, handling 40% of the UK's container trade and one of the largest in Europe.

From the service road to the site, which joins the main roundabout by the McDonald's restaurant and Lidl, there is direct access to the A14 dual carriageway and road network.

The site is located to the rear of the Havens office village and is serviced via a surfaced estate road. The site is regularly shaped and level and surrounded to the north by woodland and to the east and south with a caravan park.

Town Planning

First allocated in 2001, the site is identified in the Local Plan as an area suitable for Employment uses (Class B1/B2) which together with starter units and uses complimentary to the Port will be encouraged, subject to these not having a detrimental impact on residential amenity.

Uses which have a high number of vehicle movements may be resisted. Interested parties should contact East Suffolk Council on 0333 016 2000.

Rateable Value

The site is not currently assessed for Business Rates.

Services

We are advised that all mains services including mains drainage, electrics and gas (TBC) are available to the perimeter of the site. Interested parties should make their own investigations on connections to the relevant statutory undertakers.

Tenure

The site is available by way of a freehold sale with full vacant possession. Price on application.

VAT

The site is elected for VAT.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Proposed Site Layout



Method of Sale

The site is available by way of a freehold sale with full vacant possession. Price on application

Viewings

Please contact the sole agents, Whybrow.

01206 577667 | info@whybrow.net | whybrow.net