



IRON FOUNDRY ROAD
GIPPING WAY | STOWMARKET IP14 1EY

**BESPOKE D&B LIGHT
INDUSTRIAL WAREHOUSE
BUILDINGS (STP)**

**UNITS FROM
3,100 – 17,000 SQ FT
(288 – 1,579 SQ M)**

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Three separate sites offering a **variety of size options available** to suit most businesses.



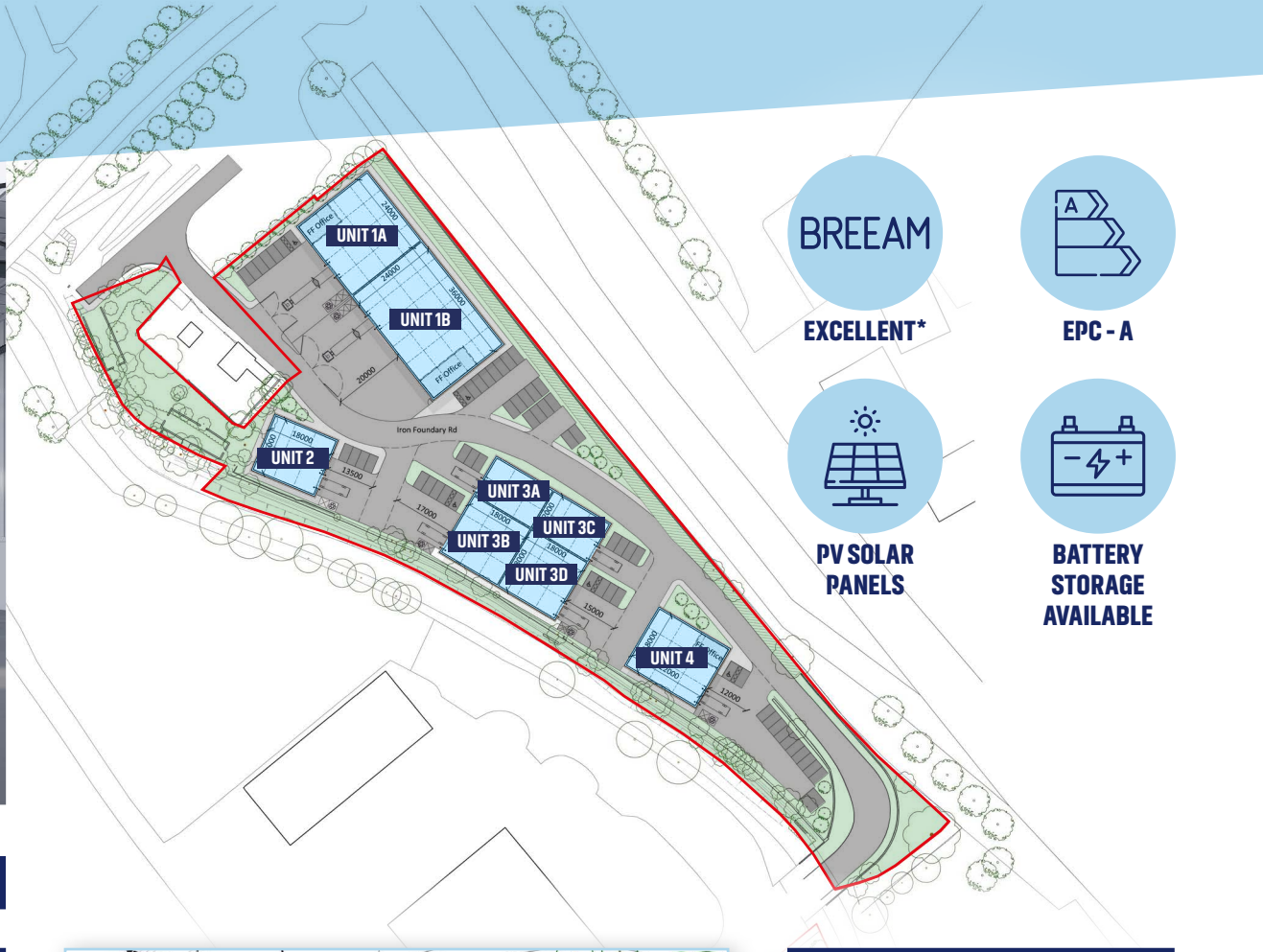
A range of **turn-key buildings** within use classes **E(g), B2 & B8** can be offered on a design & build basis.



Typical **building delivery 9 – 12 months** (subject to planning).

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POTENTIAL ACCOMMODATION

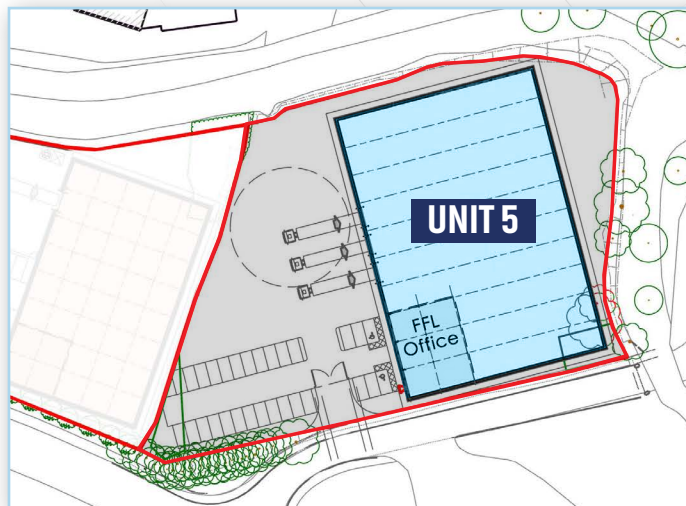
UNIT 1A GIA	sq m	sq ft
Ground Floor	570	6,136
First Floor Office	59	635
Total	629	6,771

UNIT 1B GIA	sq m	sq ft
Ground Floor	858	9,236
First Floor Office	88	947
Total	946	10,183

UNIT 2 GIA	sq m	sq ft
Ground Floor	288	3,100
Total	288	3,100

BLOCK 3 GIA	sq m	sq ft
Unit 3A Ground Floor	209	2,250
Unit 3B Ground Floor	316	3,401
Unit 3C Ground Floor	209	2,250
Unit 3D Ground Floor	316	3,401
Total	1,050	11,302

UNIT 4 GIA	sq m	sq ft
Ground Floor	396	4,236
First Floor Office	50	538
Total	446	4,801



UNIT 5 GIA	sq m	sq ft
Ground Floor	1,486	16,000
First Floor Office	149	1,600
Total	1,635	17,600

BESPOKE D&B LIGHT INDUSTRIAL WAREHOUSE BUILDINGS (STP)

UNITS FROM
3,100 – 17,000 SQ FT
(288 – 1,579 SQ M)

* Subject to certification by the BRE



LOCATION

Stowmarket is a market town in Suffolk, located immediately adjacent to the A14 (J49/J50) between Bury St Edmunds to the north west and Ipswich to the south east, both of which are within approximately 13 miles. Cambridge is 42 miles to the west and London approximately 89 miles south west. Stowmarket's location benefits from the strategic positioning between the port of Felixstowe, 27 miles to the south east, and the M11 motorway, 40 miles to the west.

The opportunity comprises three separate sites with immediate access onto Gipping Way (A1308), which runs north to south through

the centre of Stowmarket. Situated south of the A14, the sites are accessed from Junction 49 or Junction 50, both of which are approximately 1.5 miles away. Nearby occupiers include: Bosch, Wickes, Travis Perkins, PPG Industries, GXO, Bidfood, Aldi and B&M Stores.

Stowmarket Railway Station is within a 10 minute walk and is served by Greater Anglia trains, with a connection to Cambridge in just over an hour, and to London Liverpool Street in a fastest journey time of 1 hour 18 minutes.



A14 (J49/J50)
1.5 miles



STOWMARKET RAILWAY STATION
10 minute walk



LONDON LIVERPOOL STREET
1 hr 18 mins

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FURTHER INFORMATION

For more information or to arrange a site inspection please contact the following:

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A range of turn-key buildings within use classes E, B2 & B8 can be offered on a design & build basis.

TERMS

Expressions of interest are sought from potential occupiers. Bespoke leasehold proposals available on request.

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