



**QUANTUM
TRADE PARK**



A brand new high-spec **trade counter development** in Ipswich, directly adjacent to the main A14 and Bury Road Retail Park

For Sale | To Let



Only ONE unit remains for immediate occupation

Unit 3 : 3,685 sq ft (342 sq m)

Freehold or Leasehold



**ARTISAN (UK)
DEVELOPMENTS**

creating space for business™

BREEM
Approved Assessor



Specification

Each building offers the following features as standard:

- modern high-spec construction
- 3m x 5m loading door
- 6m eaves
- power-floated floors
- capable of including a mezzanine floor
- three phase power
- disabled WC
- loading area
- 10% rooflights
- generous car parking

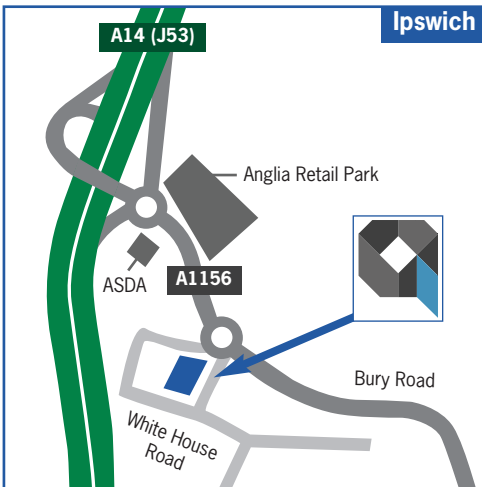
Location – Sat Nav Ref.: IP1 5NX

Quantum is situated 2.5 miles west of Ipswich town centre on White House Road, within the established Whitehouse Industrial Estate. There is a mix of retail and trade users including Asda, ToolStation, Euro Car Parts, Safestore, HSS, Builder Centre, and Autoglass.

Junction 53 of the A14 is within 0.5 miles, providing excellent road links to Felixstowe, the A12 and the national motorway network.

Only 1 Unit Remaining...

Site Plan



	Size (sq ft / sq m)	Parking Allocation
1	SOLD to Safestore plc	
2	LET to ToolStation Ltd	
3	3,685 sq ft / 342 sq m	7
4	LET to IPSWICH TRANSPORT MUSEUM	
5	LET to Euro Car Parts	

Freeholds | Leaseholds

Freehold or Leasehold on terms to be agreed. Leases are fully repairing and insuring. VAT will be charged on the purchase or rental price. The scheme is fully managed and a service charge is payable for maintenance of the development's common areas.

None of the statements contained herein are to be relied upon as statements or representations of fact. All photographs are indicative of proposed building design. All interested parties are encouraged themselves to verify the accuracy of any statement. Any measurements, maps, distances or times stated are approximations only. These particulars do not constitute or form part of an offer or contract. Unless otherwise stated all prices and rents are quoted exclusive of VAT. May 2011. Design by www.everlookmarketing.co.uk



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