

JUNCTION 47



NEW LOGISTICS  
UNIT LOCATED  
ON THE A14

TO LET: 43,335sqft



A14

INDICATIVE CGI

**JUNCTION 47 INTERCHANGE / A14**  
ELMSWELL ROAD, WOOLPIT, SUFFOLK, IP30 9RH

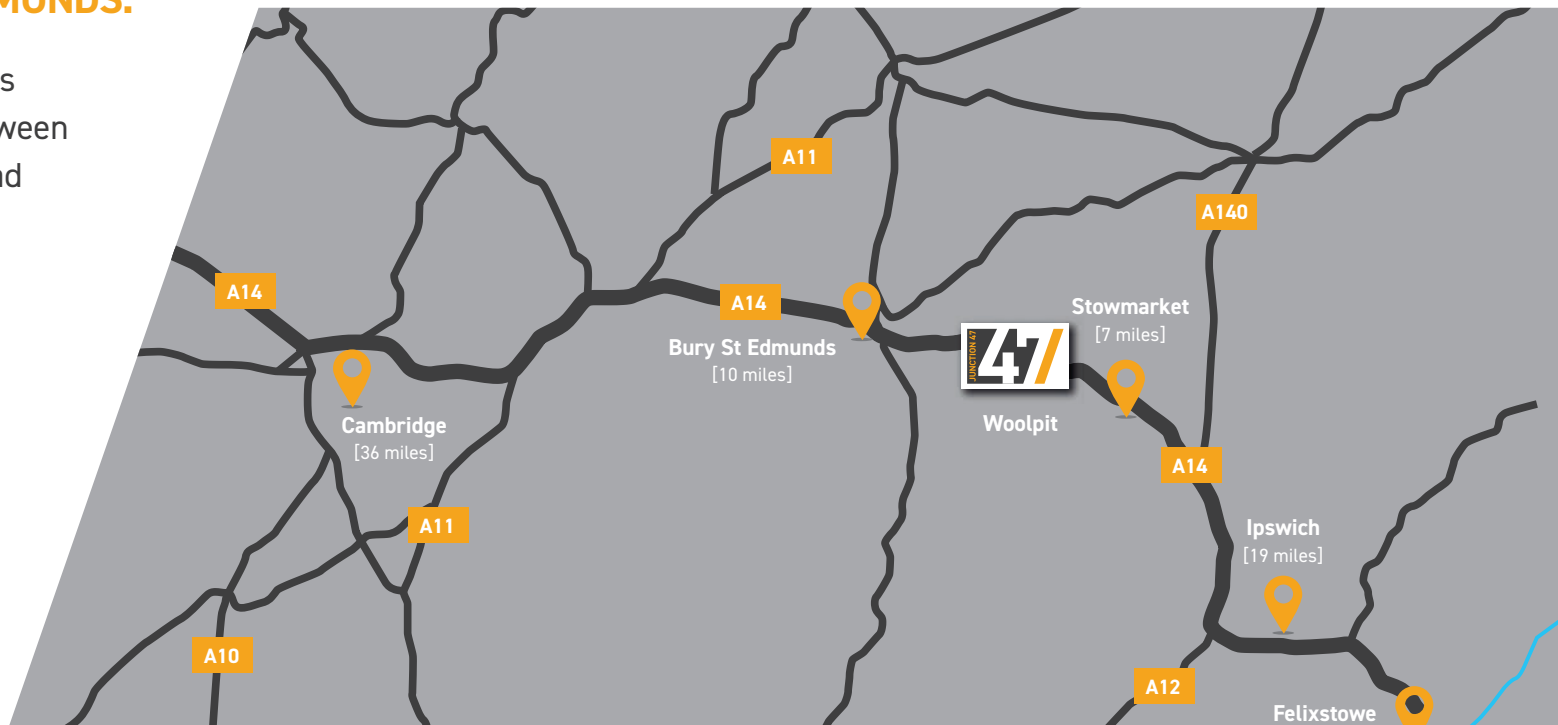
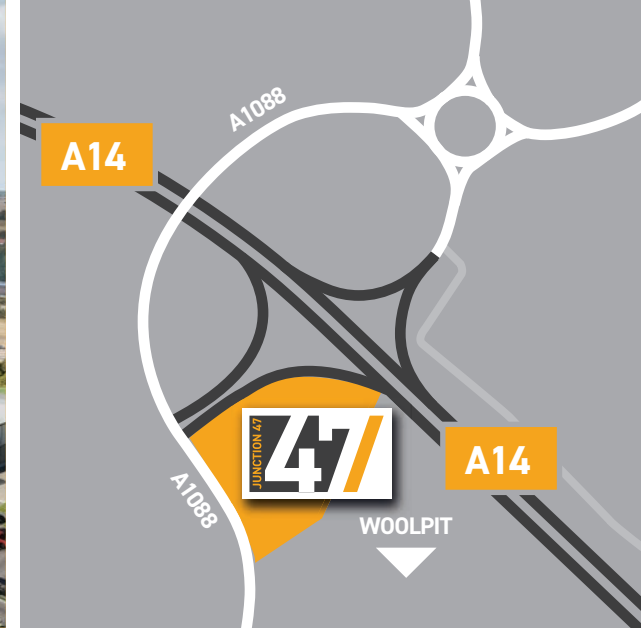
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**A NEW INDUSTRIAL/LOGISTICS PARK  
IDEALLY LOCATED AT JUNCTION 47  
OF THE A14 IN WOOLPIT, BETWEEN  
STOWMARKET AND BURY ST EDMUNDS.**

The A14 is the main arterial route across East Anglia and provides road links between the Port of Felixstowe and the wider road network to the West of Cambridge.

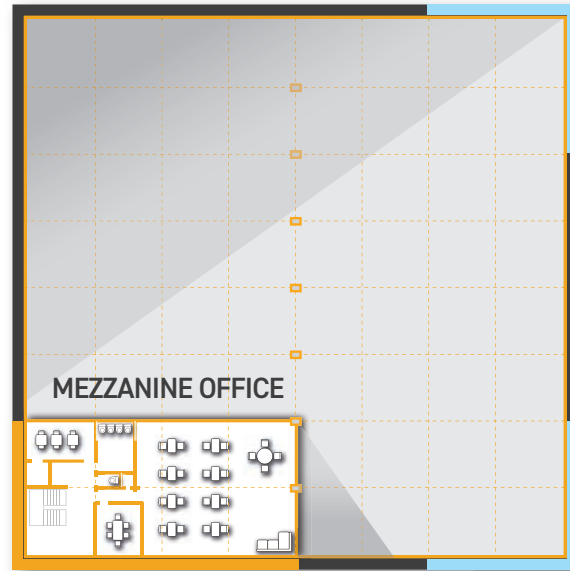
Full planning has been submitted for a 43,335 sq ft industrial / Warehouse premises. The premises will have a high specification and a modern contemporary design that will suit a wide range of industrial, logistics and commercial occupiers.



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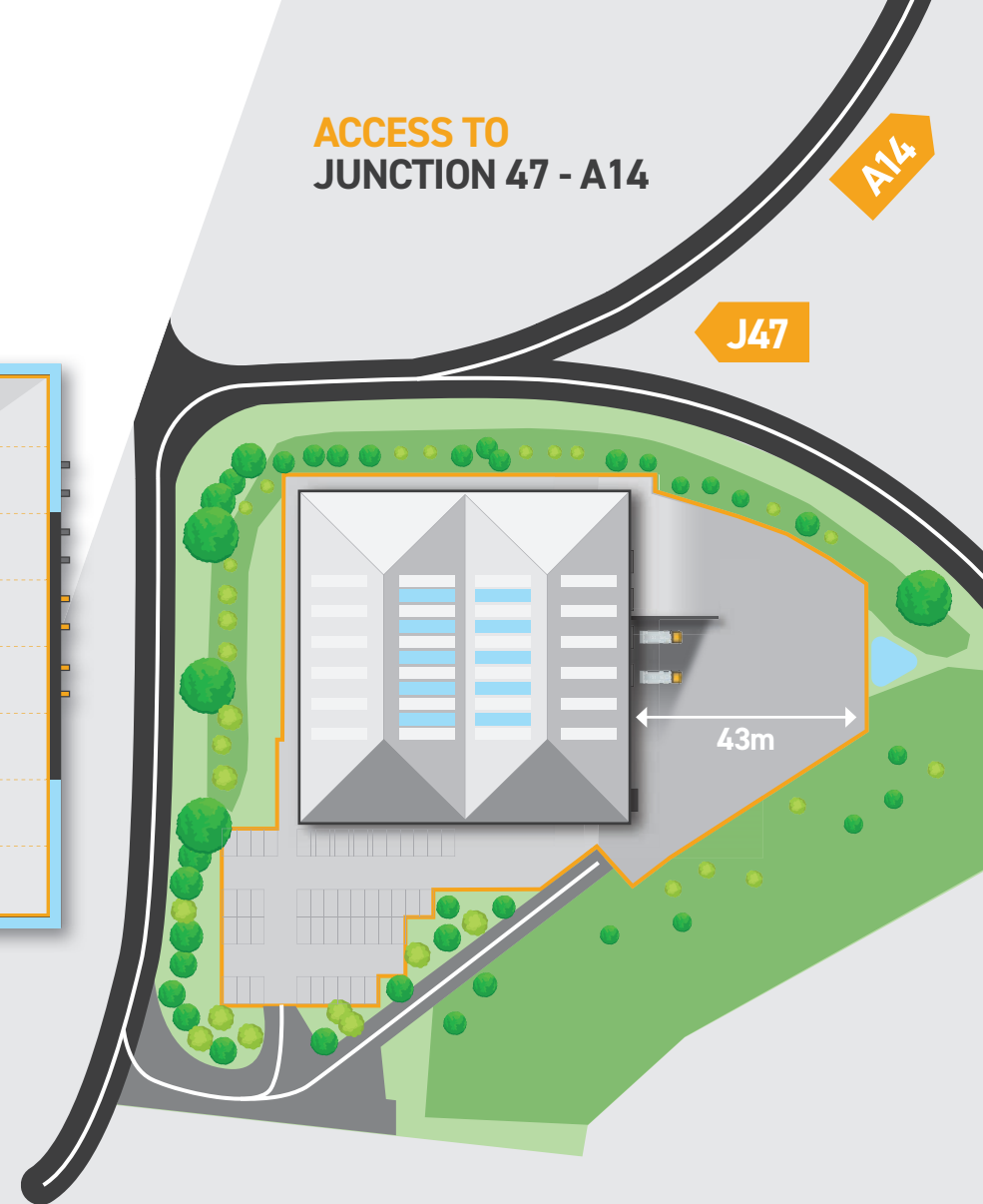
## ACCOMODATION

GROUND FLOOR WAREHOUSE	36,500 sqft
GROUND FLOOR OFFICE	1,875 sqft
MEZZANINE OFFICE	4,850 sqft
<b>UNIT TOTAL</b>	<b>43,335 sqft</b>

ACCESS TO  
JUNCTION 47 - A14

A14

J47



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**THE PREMISES ARE AVAILABLE BY WAY OF A PRE-LET SUBJECT TO THE DEVELOPERS SHELL SPECIFICATION.**

This high specification build-to-suit unit is available with a shell specification that will include:

- // 2 x level loading doors
- // 2 x dock loading doors
- // Secure gated yard
- // Glazed entrance and office
- // Grade A Fitted office accommodation
- // 9m eaves
- // 43m yard depth
- // Bespoke Floor loading capacity
- // BREEAM 'very good' rating
- // Extensive green SuDs being utilised
- // EV charging points



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## AVAILABILITY

The premises are available by way of a pre-let, subject to developer's shell specification, on terms to be agreed.

## RENT

Rent on application.

## VAT

The property has been opted for VAT.

## BUSINESS RATES

The Rateable Value will be assessed on completion.

## COSTS

Each party responsible for their own legal costs.

## USE AND PLANNING

The landlord has submitted full planning for the premises which will include B8 storage and distribution use. The premises may also be suitable for B2 use subject to planning permission and interested parties should make their own enquiries to the local planning authority.

## EPC

The EPC rating is to be provided on completion of construction.

## VIEWING & FURTHER INFO

INDICATIVE CGI

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