A MAJOR NEW DEVELOPMENT OF QUALITY NEW & REFURBISHED TRADE AND BUSINESS UNITS IN THRIVING EAST IPSWICH HUB
Alston Park is a major scheme which sits immediately adjacent to Futura Park, in this burgeoning east Ipswich hub and extends to approx. 19 acres served by an adopted estate road. An original manufacturing base of the well renowned Alstons Furniture business, the site is now undergoing redevelopment to provide contemporary business space. A wide range of leading retailers, motor franchises, trade counters, restaurants, fast food, plus a range of neighbourhood services catering for local daily needs, are all located in close proximity, drawing on a major catchment.

Phase 1 comprises two blocks of proposed new build space where units can be configured to provide flexible floor space in line with occupiers accommodation needs. There is a vacant plot to the entrance of the development which can be linked to some/all of the new build space to provide an additional bespoke solution to those parties requiring open storage/hardstanding/main road display.

The original manufacturing complex at Phase 2 offers the ability for the occupier in the front section to benefit from prominence to both Nacton Road and Leslie Road with this terrace being refurbished to provide an occupier/occupiers with a strong corporate identity/branding. There is generous forecourt parking plus the flexibility to configure this space to meet individual’s space requirements.

**ACCOMMODATION (ALL AREAS APPROXIMATE)**

**PHASE 1**

<table>
<thead>
<tr>
<th>Units</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1 and 2</td>
<td>5,000 - 10,000 sq ft</td>
</tr>
<tr>
<td>Units 3 - 8</td>
<td>2,500 sq ft (can combine)</td>
</tr>
<tr>
<td>Unit 9</td>
<td>4,088 sq ft</td>
</tr>
</tbody>
</table>

**PHASE 2**

<table>
<thead>
<tr>
<th>Units</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units 1</td>
<td>11,907 sq ft (can be increased)</td>
</tr>
<tr>
<td>Units 2 - 6</td>
<td>4,531 sq ft each (can combine)</td>
</tr>
<tr>
<td>Unit 7</td>
<td>9,257 sq ft</td>
</tr>
</tbody>
</table>

Indicative layout only. Examples of floor plans and elevations available upon request.

**IMPORTANT NOTICE**

Savills, Nicholas Percival, their clients and any joint agents give notice that:

1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**TERMS**

The properties are available to let on conventional business lease agreements.

**RENT**

Rent upon application. Consideration may also be given to freehold disposals.

**VAT**

VAT is applicable in this instance.

FOR FURTHER INFORMATION, PLEASE CONTACT EITHER OF THE JOINT SOLE AGENTS:

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Chris Moody  
cmoody@savills.com

**EXISTING DEVELOPMENT**

PHASE 1

SPORTS CENTRE & IPSWICH ACADEMY

INSPIRE

SUFFOLK

RANSOMES EUROPARK

JOHN LEWIS & WAITROSE

SAINSBURY'S

WARREN HEATH

RAVENSWOOD

FELIXSTOWE RD

NACTON ROAD

TRAIN LINE TO FELIXSTOWE

TO A14

FELIXSTOWE RD

A1189

A1189

SOLD TO MG KERRY

TO RPS TRANSPORT

SOLD TO RPS TRANSPORT

TRANSPORT

PHASE 2

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