



APPROX 10,248 SQ FT TO LET

# MARTLESHAM HEATH RETAIL PARK

*Ipswich | IP5 3RX*

CIRCA 250,000 SQ FT OF DESTINATION SHOPPING WITH MANY LEADING RETAILERS INCLUDING:



## DESCRIPTION

The subject unit occupies a prime position adjacent to M&S Foodhall, benefitting from good presence to the 200 space car park with great signage potential.

## ACCOMMODATION

10,248 sq ft (952.42 sq m)

Split options considered, subject to planning.

## LEASE TERM

The premises are available on a new lease for a term to be agreed, subject to vacant possession.

## RENT

On application.

## SERVICE CHARGE

Available on request.

## RATES

Rateable Value  
£140,000

Rates Payable  
£76,440

*Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.*

## VAT

The property is elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE

C58 – available on request.

## COSTS

Each party is to bear their own costs in this

## VIEWING

Strictly by prior arrangement via KLM Real Estate or Gilbert Bath.

# UNIT 7 – TO LET





# CONTACT



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**IPSWICH**  
*IP5 3RX*

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