

TO LET


BIDWELLS



IRON FOUNDRY ROAD
GIPPING WAY | STOWMARKET IP14 1EY

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

**UNITS FROM
11,000 – 17,000 SQ FT
(1,022 – 1,579 SQ M)**

IRON FOUNDRY ROAD

GIPPING WAY | STOWMARKET IP14 1EY



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



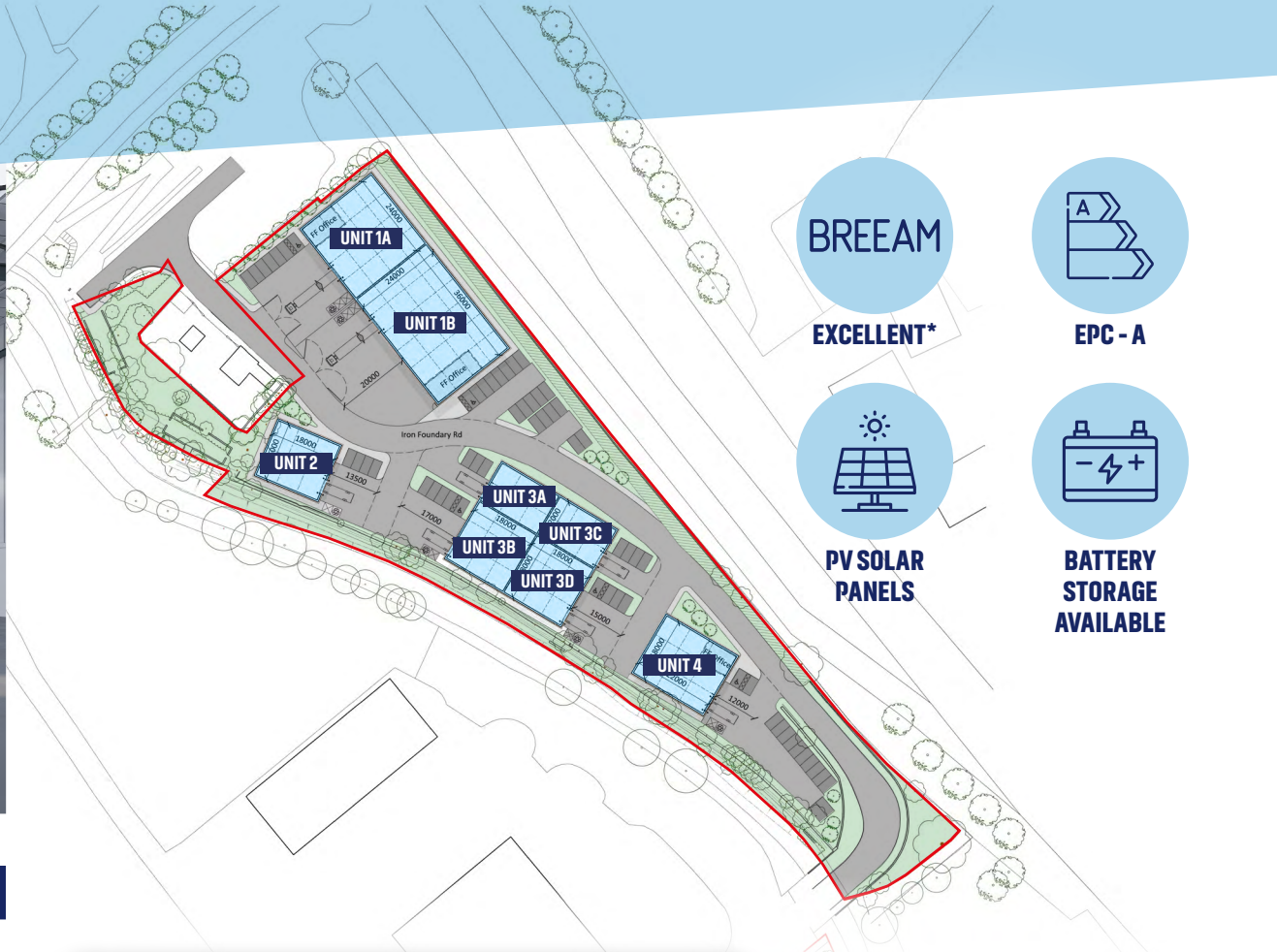
A range of **turn-key buildings** within use classes **E, B2 & B8** can be offered on a design & build basis.



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

IRON FOUNDRY ROAD

GIPPING WAY | STOWMARKET IP14 1EY



BREEAM
EXCELLENT*

EPC - A

PV SOLAR PANELS

BATTERY STORAGE AVAILABLE

POTENTIAL ACCOMMODATION

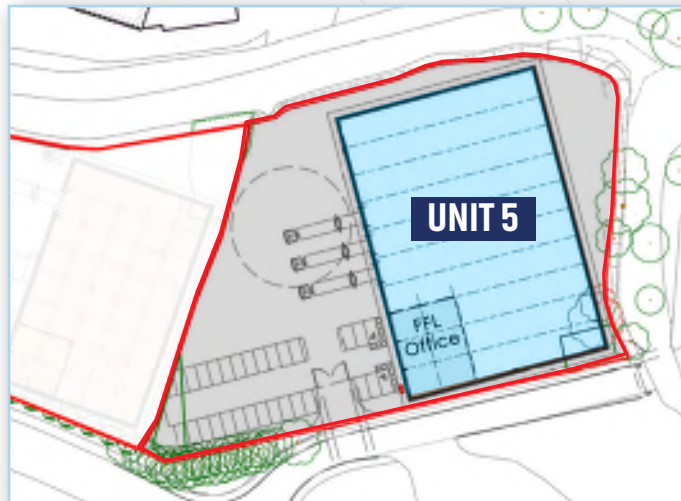
UNIT 1A GIA	sq m	sq ft
Ground Floor	570	6,136
First Floor Office	59	635
Total	629	6,771

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
11,000 – 17,000 SQ FT
(1,022 – 1,579 SQ M)

* Subject to certification by the BRE



A14 (J49/J50)
1.5 miles



STOWMARKET RAILWAY STATION
10 minute walk



LONDON LIVERPOOL STREET
1 hr 18 mins

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.

IRON FOUNDRY ROAD

GIPPING WAY | STOWMARKET IP14 1EY

IRON FOUNDRY ROAD

GIPPING WAY | STOWMARKET IP14 1EY



FURTHER INFORMATION

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

WALTER SCOTT

walter.scott@bidwells.co.uk

07918 081 533

Rory Banks

rory.banks@bidwells.co.uk

07976 832 083

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.

Important notice: Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. DS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice. December 2024. Designed and produced by Creativeworld Tel: 01282 858200