

JUNCTION 47

NEW LOGISTICS  
UNIT LOCATED  
ON THE A14

TO LET (MAY SELL)  
43,335 SQ FT / 2 ACRES

A14

47

A14

WOOLPIT

INDICATIVE CGI

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

Merrifields

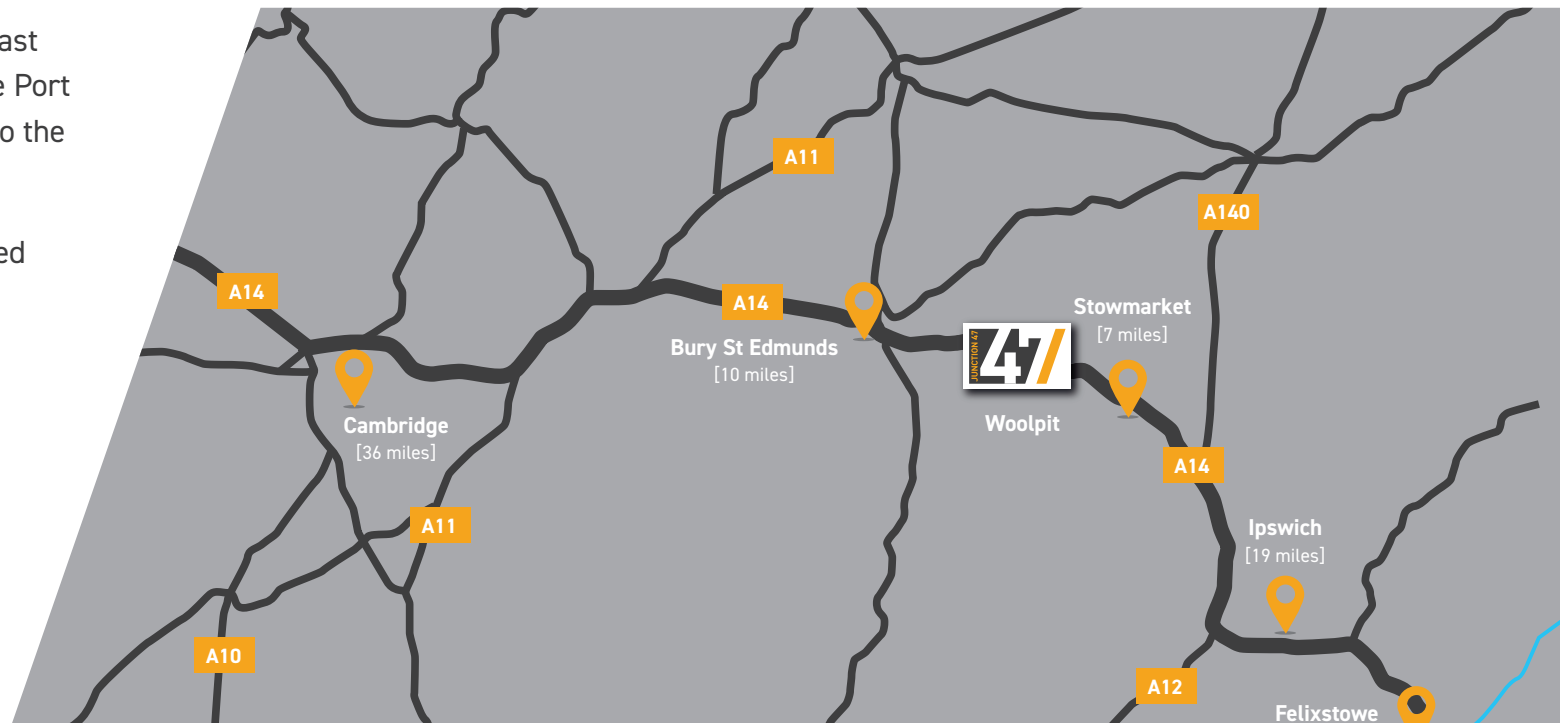
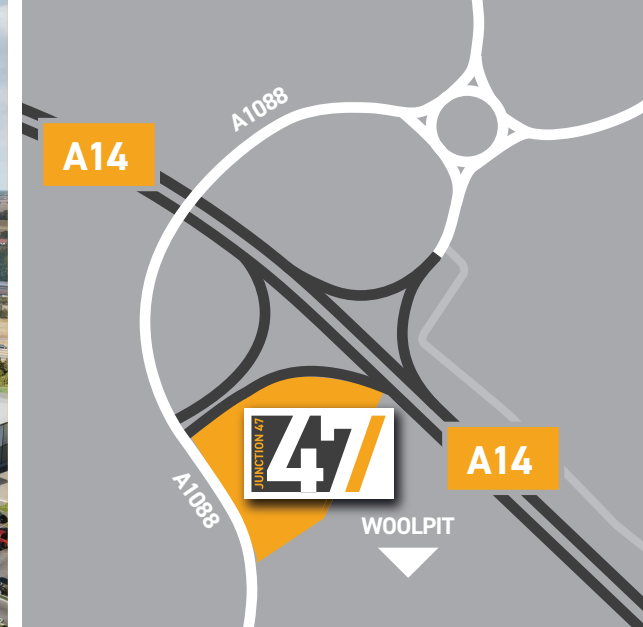




**A NEW INDUSTRIAL/LOGISTICS PARK  
IDEALLY LOCATED AT JUNCTION 47  
OF THE A14 IN WOOLPIT, BETWEEN  
STOWMARKET AND BURY ST EDMUNDS.**

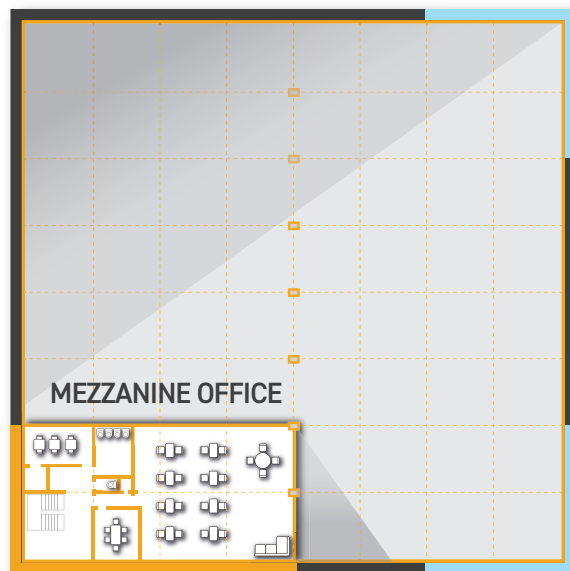
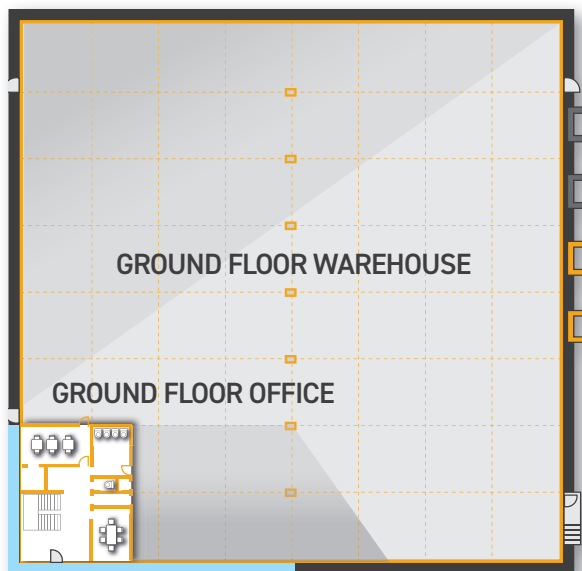
The A14 is the main arterial route across East Anglia and provides road links between the Port of Felixstowe and the wider road network to the West of Cambridge.

Planning has been granted and implemented for a 43,335 sq ft industrial / Warehouse premises. The site has been levelled with highways access, and 330 kVA power supply installed. 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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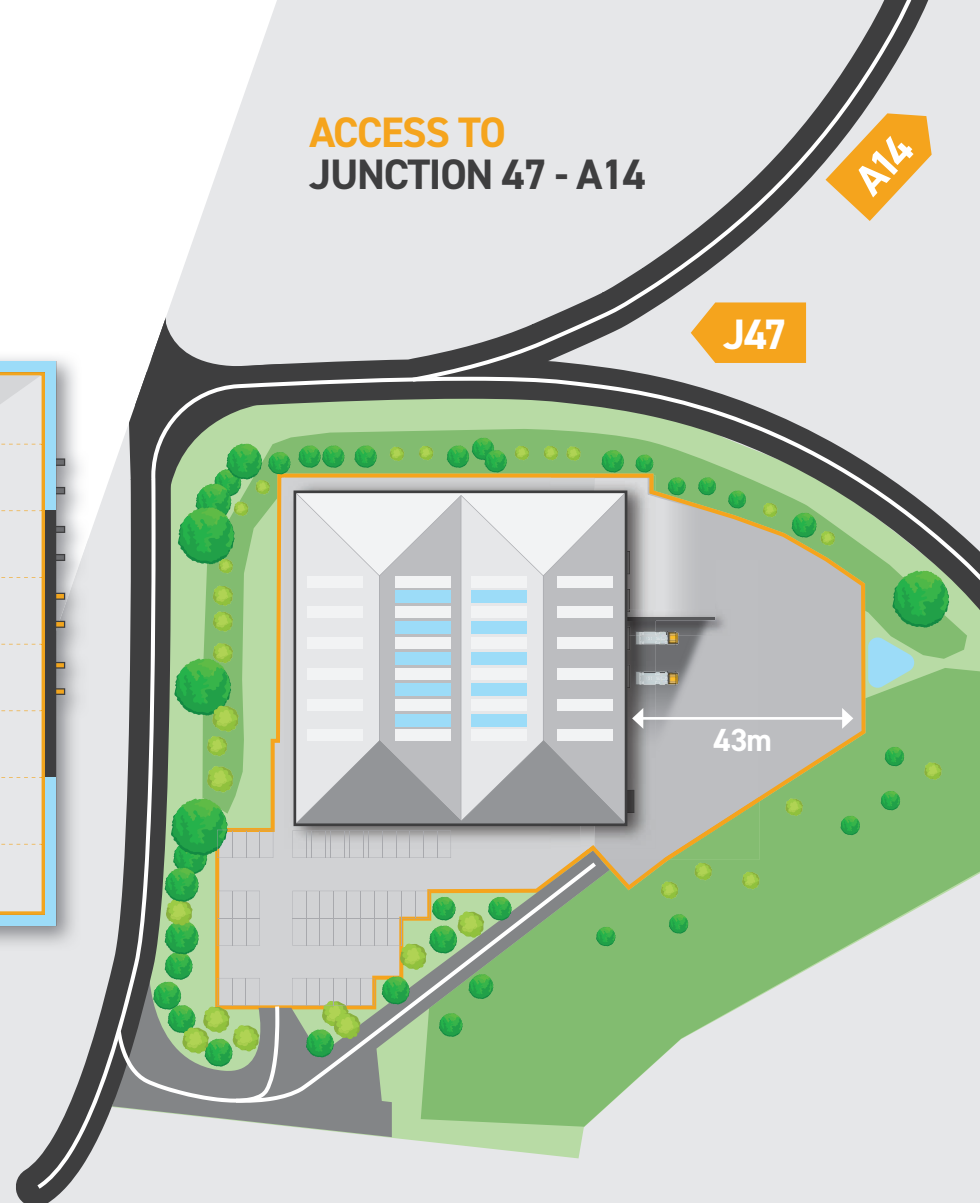
## ACCOMODATION

|                        |                    |
|------------------------|--------------------|
| 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> |
| <b>SITE AREA</b>       | <b>2 Acres</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

\*A sale of the site may be considered, subject to terms.



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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. The developer may consider a sale of the site on terms to be agreed

## RENT/PRICE

Rent/Price 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

Consent has been granted under application Number: DC/22/04067 for a B8 storage and distribution warehouse. 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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