

Upon the instructions from



## **The Interchange Retail Park London Road, Ipswich IP8 3TG**

**Lot 1 - Facilities building approx. 4,976 sq ft (GIA)  
Lot 2 – Plot of land up to 1 acre**

- Close to leading multiple retailers
- Adjacent to the Park & Ride which will continue to offer a min. 400 spaces
- Easy access A12/A14 intersection
- For sale by informal tender 12 noon Friday 15<sup>th</sup> September 2017

# The Interchange Retail Park, Copdock, IP8 3TG



## Situation & Description

The property comprises **Lot 1**, the facilities building which is a modern two storey, detached unit providing an open concourse with WC facilities at upper ground floor level and storage at lower ground floor level.

Each floor measuring approx. 29.72m x 7.78m  
Two floors each of approx. 231.22 sq m/2,488 sq ft

**Gross internal area 462.44 sq m/4,976 sq ft**

**Lot 2** comprises a surfaced site, currently forming part of the operational Park and Ride at Copdock interchange, and sits in the south east corner of the parking area. The actual boundaries/site configuration is capable of being tailored to accommodate, within reason, a peculiar shape/layout. This part of the site is separated from the main retail area by a landscaped embankment.

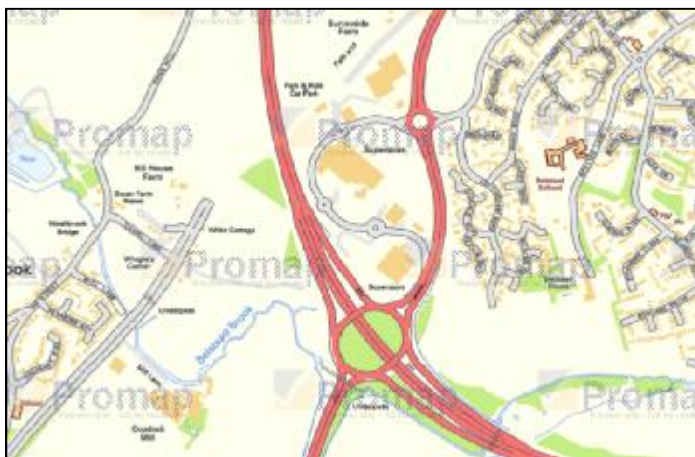
**Note:** As referred to above the land/plot is capable of having the boundaries adjusted slightly to meet applicant's specific size/critical dimension.

## Data Room

An electronically accessible data room has been established containing the relevant information a purchaser will require in order to formulate a bid. This can be accessed at [www.savills.co.uk/parkandride](http://www.savills.co.uk/parkandride)

## Planning

The existing use, we understand, is categorised a sui generis and therefore applicants are invited to state the planning conditions attaching to their offer.



## Method of Sale

The properties are to be sold by way of new 125 year ground leases by informal tender and applicants are invited to submit their offers, on a subject to planning basis only, to be with us here at this office no later than 12 noon on Friday 15<sup>th</sup> September 2017. Thereafter leading bidders will be invited to discuss their proposals with the vendor/their agents.

## Highways

We understand that the site is served by an adopted highway.

## VAT

We understand that VAT is not applicable in this instance.

## EPC

E rating in respect of the facilities building.

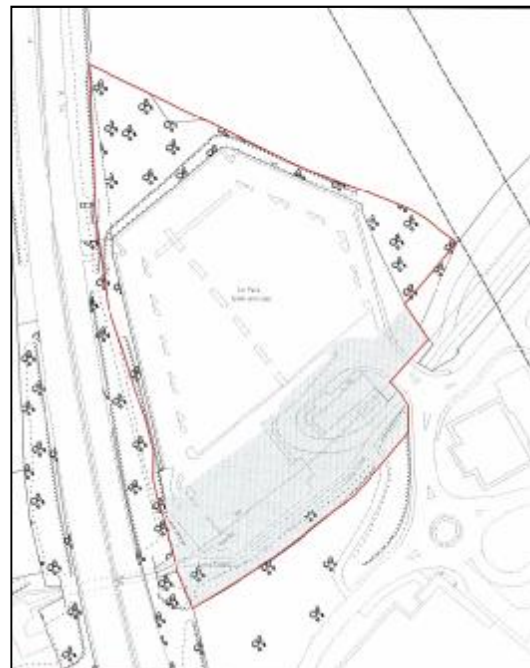
## Legal Costs

Each party to bear their own legal costs.

## Further Information

Please contact:

**Chris Moody**  
01473 234835  
[cmoody@savills.com](mailto:cmoody@savills.com)



## Important Notice

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

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