



IPSWICH | IP5 3RX

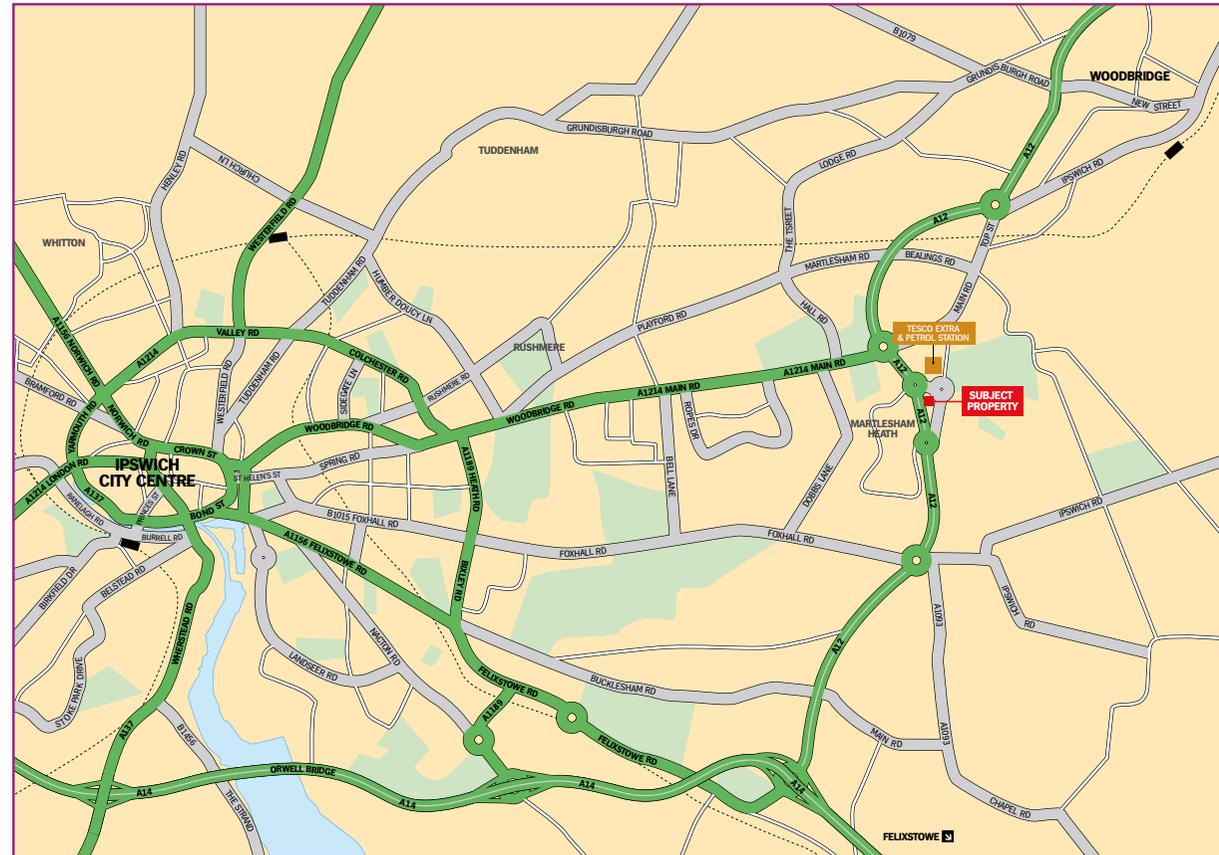
# MARTLESHAM HEATH RETAIL PARK

1,500 SQ FT AND 5,000 SQ FT AVAILABLE TO LET



## Location

Martlesham Heath is situated some 8 miles east of Ipswich, being adjacent to the A12. As well as the eastern suburbs of Ipswich, this location also serves as the main out of town retail hub for Woodbridge and Felixstowe.



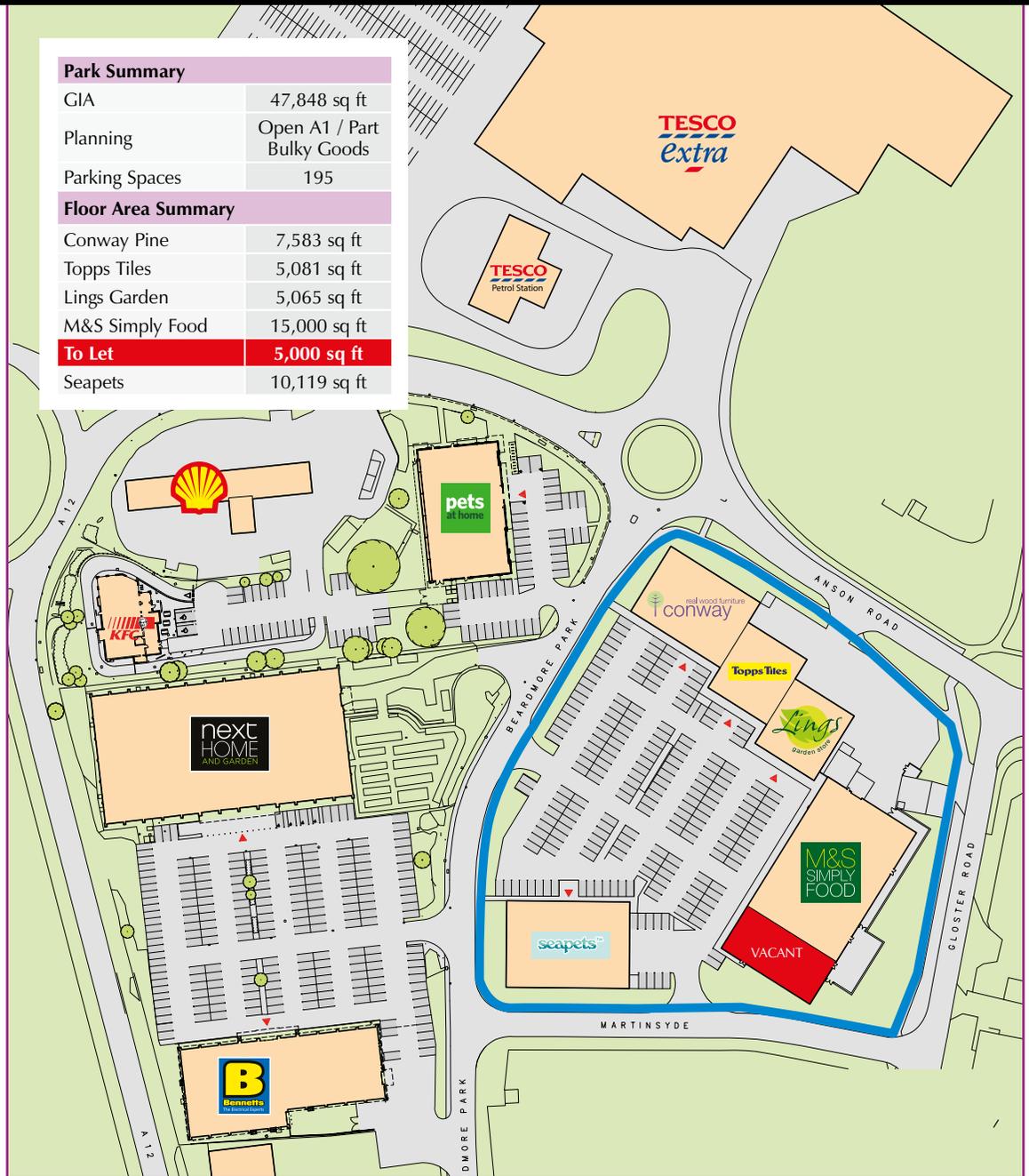
## Description

The scheme is located on the corner of Anson Road and Beardmore Park directly opposite the Tesco Extra and Tesco Petrol Station. The current Tenant line up comprises the following: M&S Simply Food (opened April 2013), Topps Tiles, Conway Pine, Seapets and Lings Garden Centre. Other retailers in the immediate vicinity include: Pets at Home, Next, Bennetts Electrical and KFC.





| Park Summary       |                            |
|--------------------|----------------------------|
| GIA                | 47,848 sq ft               |
| Planning           | Open A1 / Part Bulky Goods |
| Parking Spaces     | 195                        |
| Floor Area Summary |                            |
| Conway Pine        | 7,583 sq ft                |
| Topps Tiles        | 5,081 sq ft                |
| Lings Garden       | 5,065 sq ft                |
| M&S Simply Food    | 15,000 sq ft               |
| <b>To Let</b>      | <b>5,000 sq ft</b>         |
| Seapets            | 10,119 sq ft               |





**Energy Performance Certificate**   
Non-Domestic Building

15-17 Beardmore Park  
Martlesham Heath  
Ipswich  
IP5 3RX

**Certificate Reference Number:**  
0070-1906-0352-9650-0030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 61-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

**94** This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

Less energy efficient

**Technical information**

|  |                           |
|--|---------------------------|
| Main heating fuel:   | Grid Supplied Electricity |
| Building environment:  | Air Conditioning          |
| Total useful floor area (m <sup>2</sup> ):                   | 1459                      |
| Building complexity (NOS level):                             | 4                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): | 156.27                    |

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**19** If newly built

**49** If typical of the existing stock

## Availability

5,000 sq ft immediately available To Let.  
1,500 sq ft proposed pod unit (subject to planning).

## Rent

Upon application.

## Planning

The vacant unit and the M&S unit benefit from an unrestricted open A1 planning consent, the remainder of the scheme is bulky goods.

## Contact

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