

Cardinal Park

112,000 SQ FT LEISURE SCHEME
IPSWICH • IP1 1AX

 **InflataNation**
Inflatable Theme Parks

FIVE GUYS
BURGERS and FRIES


Nando's

Cardinal Park

 **cineworld**
CINEMAS

SUBWAY

Nando's

 **InflataNation**
Inflatable Theme Parks

FIVE GUYS
BURGERS and FRIES

KFC

ASK
ITALIAN



**KERVAN
KITCHEN**

the gym



283,000
catchment population



112,000 sq ft
leisure scheme



536
car parking spaces



11 screen
Cineworld cinema
(over 600,000 admissions per year)



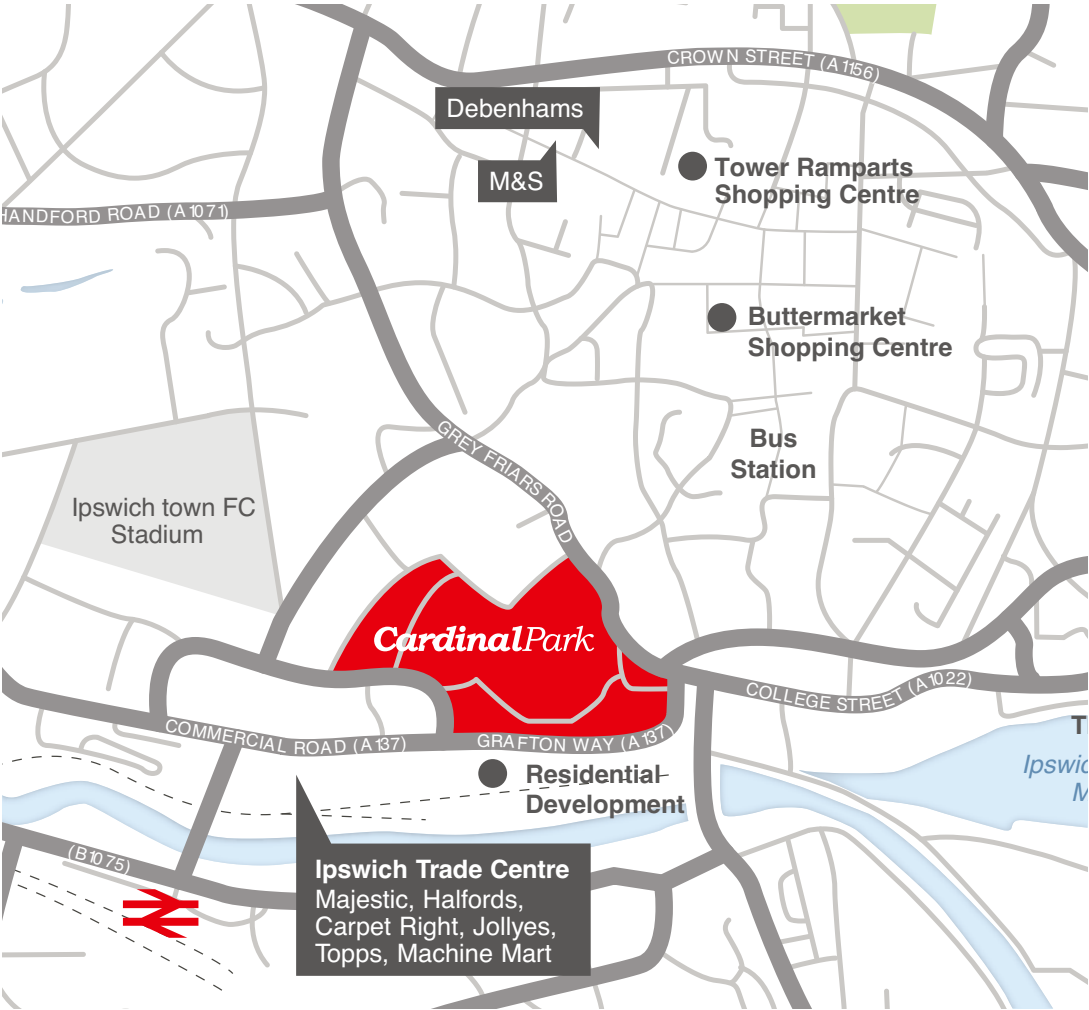
**The
Gym**



CardinalPark is the dominant leisure scheme within Ipswich.

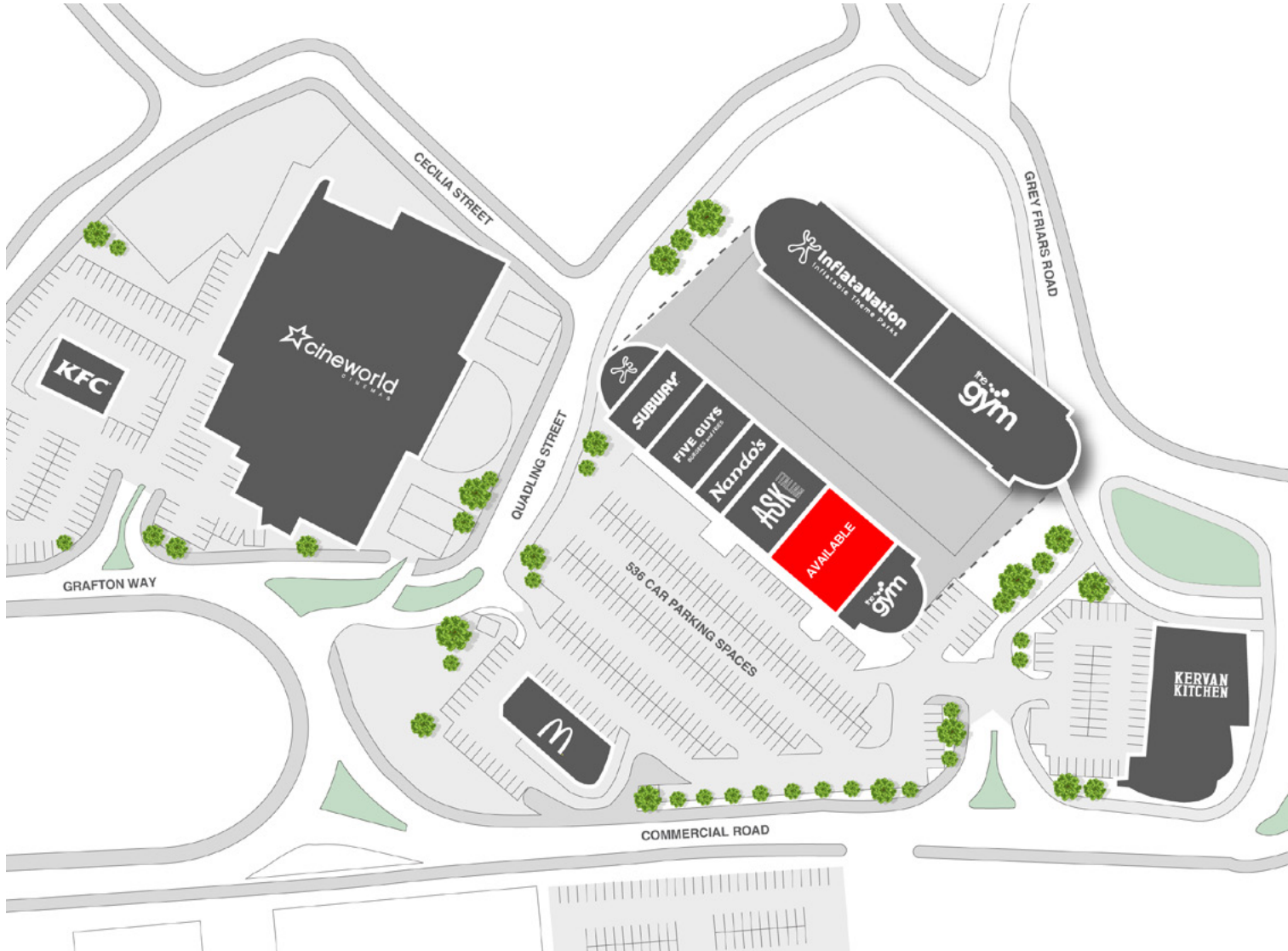
The scheme fronts both Grafton Way and Grey Friars Road which has recently been rerouted to form part of the inner ring road for the city centre. There is a significant level of passing traffic on a daily basis and the scheme is highly accessible to the city centre with both the bus and train stations being less than 5 minutes walk away.

Additional leisure facilities surround the site including Ipswich Town Football Stadium and Ipswich Haven Marina which is currently undergoing significant levels of regeneration.



CardinalPark comprises 112,000 sq ft of leisure accommodation with dedicated car parking for 536 cars.

Tenants include Cineworld, The Gym, Nandos, Five Guys, ASK, McDonalds, KFC, InflataNation, Kervan Kitchen and Subway. The scheme has mixed use A3 and D2 Leisure consent.



Unit	Area (sq ft)
Cineworld	45,191
McDonald's	2,912
ASK	3,973
AVAILABLE	6,566
The Gym	14,457
InflataNation	16,615
Kervan Kitchen	12,602
KFC	2,815
Nando's	2,719
Five Guys	4,040
Subway	1,579

Terms

For information on current availability and quoting terms please call the agents direct.

Contact

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An investment by



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