

**NEW
LETTING**



New Drive-Thru **COSTA**

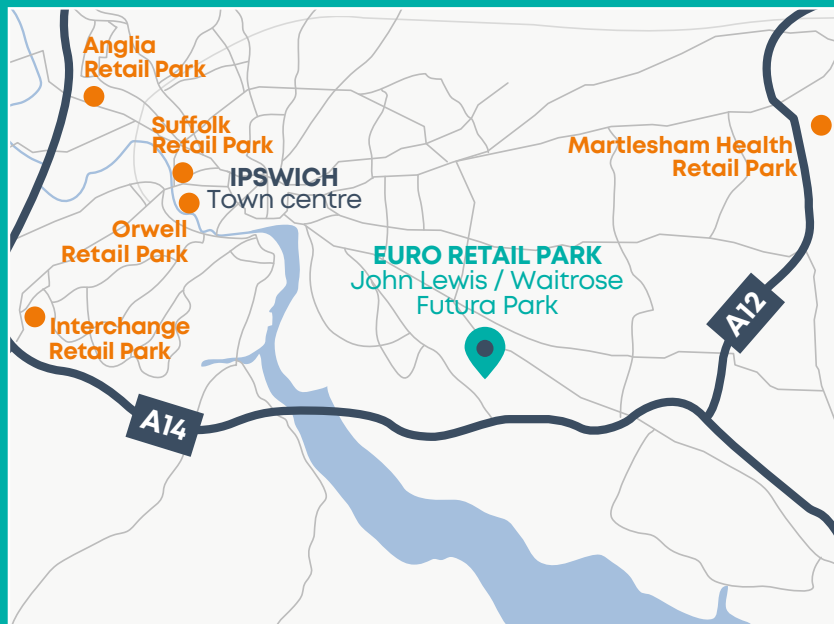
IPSWICH

Euro Retail Park IP1 2BE



**EXCELLENT TRADING OPPORTUNITIES IN KEY OUT OF TOWN
RETAIL HUB ALONGSIDE JOHN LEWIS AND WAITROSE**

**£3.5M REFURB
UNDERWAY
HALFORDS AND DREAMS
REGEARED LONG TERM**



EASILY ACCESSED

Located in the south of Ipswich in a highly populated suburb just off the busy A14. Ipswich is 85 miles from London, 58 miles from Cambridge and 45 miles from Norwich

LOYAL CATCHMENT

Ipswich has a shopping population of 266,000 in a catchment of 373,000

+ UK AVERAGE

Over 40% of shoppers are 'Happy families and suburban comfort' CACI classification, compared to 27% UK national benchmark



**£3.5M INVESTMENT IN REFURBISHED
TERRACES, LANDSCAPING AND
PUBLIC REALM ENHANCEMENTS**



PARK PLAN



IPSWICH EURO RETAIL PARK IP1 2BE

For further information on leasing opportunities please contact:



WITH STAUNTON WHITEMAN

T: 020 7199 2970

George Haworth

07894 995857

george@cspretail.com

James Curson

07500 060800

james@cspretail.com

HARVEY SPACK FIELD



T: 020 7629 9663

Nalin Nilaweera

020 7518 0474

nilaweera@harveyspackfield.co.uk

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 2021