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Subject to Contract

Dear Sir/ Madam

Re: Nunn's Mill part of Whisstocks in Woodbridge, Suffolk – A Landmark Destination

We are delighted to attach our sales brochure for a new and exciting office/retail unit at Nunn's Mill.

Combining a traditional charm with a contemporary cosmopolitan vibe, Woodbridge is a lively market town with an affluent population and a strong economy supporting a mix of both national brands and local independents. Comprising restaurants, shops, offices, leisure and residential accommodation, Whisstocks will transform the historic waterfront in this riverside town. Woodbridge has a drive time catchment in excess of 20,000 within 10 minutes, and in excess of 114,000 within 20 minutes.

The development will comprise the following commercial accommodation:

- Nunn's Mill in Quayside – 1/2 units of up to 1,500 sq ft of A1 and A2 accommodation. This will be highly visible from Quayside, which is the main access road for the southern part of the town and for the nearby shoppers' car parks. This can be let as a whole or as two individual units. The unit benefit from 1 car parking space and 1 disabled car parking space.

Whisstocks will benefit from a direct link with Woodbridge's already thriving commercial centre and is also close to the popular Riverside Theatre, cinema and local dining venues. The development's new public square is set to become the new focal point for the town, providing an attractive events space as well as a place for residents and visitors to relax and socialise. Construction onsite is well underway and practical completion is anticipated to be October 2017.

Nunn's Mill is available for immediate occupation on a leasehold basis, on internal repairing and insuring lease terms, made FRI by way of service charge. **Landlord's incentives are available in the first year.**

We look forward to hearing from you on this opportunity, and please let me know if you require any further information or wish to arrange a site visit. Please contact the agent, Vanessa Penn at Penn Commercial on 01473 211933.

Yours faithfully

Vanessa Penn
FOR PENN COMMERCIAL

