

# Martlesham Heath Retail Park

**IPSWICH**  
Just off A12  
IP5 3RU

**Phase 1**  
Refurbishment underway  
49,350 sq ft

**Phase 2**  
New development  
30,000 sq ft



One remaining unit in Phase 2 (new build)

Vibrant out of town retail hub east of Ipswich



## Who shops here?

# 56

ranking of Ipswich in CACI Retail Footprint 2015, above Colchester and Chelmsford

# £334.6m

retail comparison spend from a total of £1.8b

# 35%

of the catchment features the executive wealth, mature money and countryside community Acorn profiles - above the UK average



Located on the busy A12 east of Ipswich



Phase 2 - refurbishment underway including 5,000 sq ft extension to M&S to create 20,000 sq ft M&S Foodhall





## To Let

### Phase 2

Unit 1 10,000 sq ft  
Option to subdivide  
Adjacent to Wickes

### Phase 1

Pod 1,500 sq ft  
Adjacent to Poundland

For further information

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