MAKE THE SWITCH

214,429 SQ FT UNIT READY FOR IMMEDIATE OCCUPATION
IPSWICH, IP2 0HU ///SWAPS.EXPOSE.REPAY

Mileway | SWITCH 215 IPSWICH

SWITCH IT UP

INTRODUCING SWITCH 215

A 214,429 sq ft warehouse unit located near junction 54 of the A14, junction 55 of the A12 and just five minutes from Ipswich.

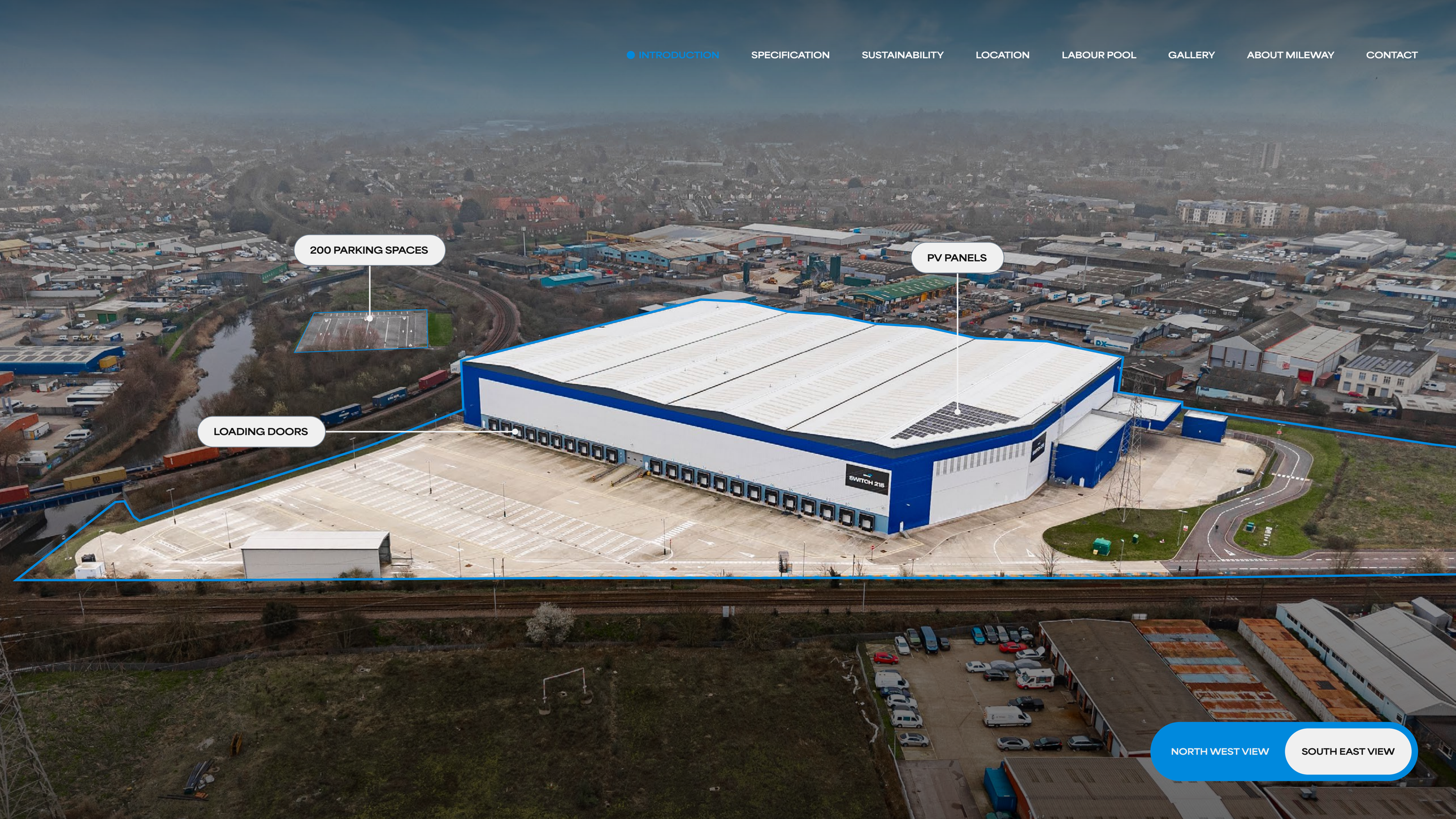
With high-spec features, excellent connectivity, and direct port access, this ready-to-lease unit is perfectly placed to power your business growth.

Built in 2020, this modern steel portal frame warehouse includes three storey office accommodation all set within a secure, self-contained site.

Built for sustainability, Switch 215 is ready to go with a suite of features designed to make your business greener, all while prioritising energy efficiency.



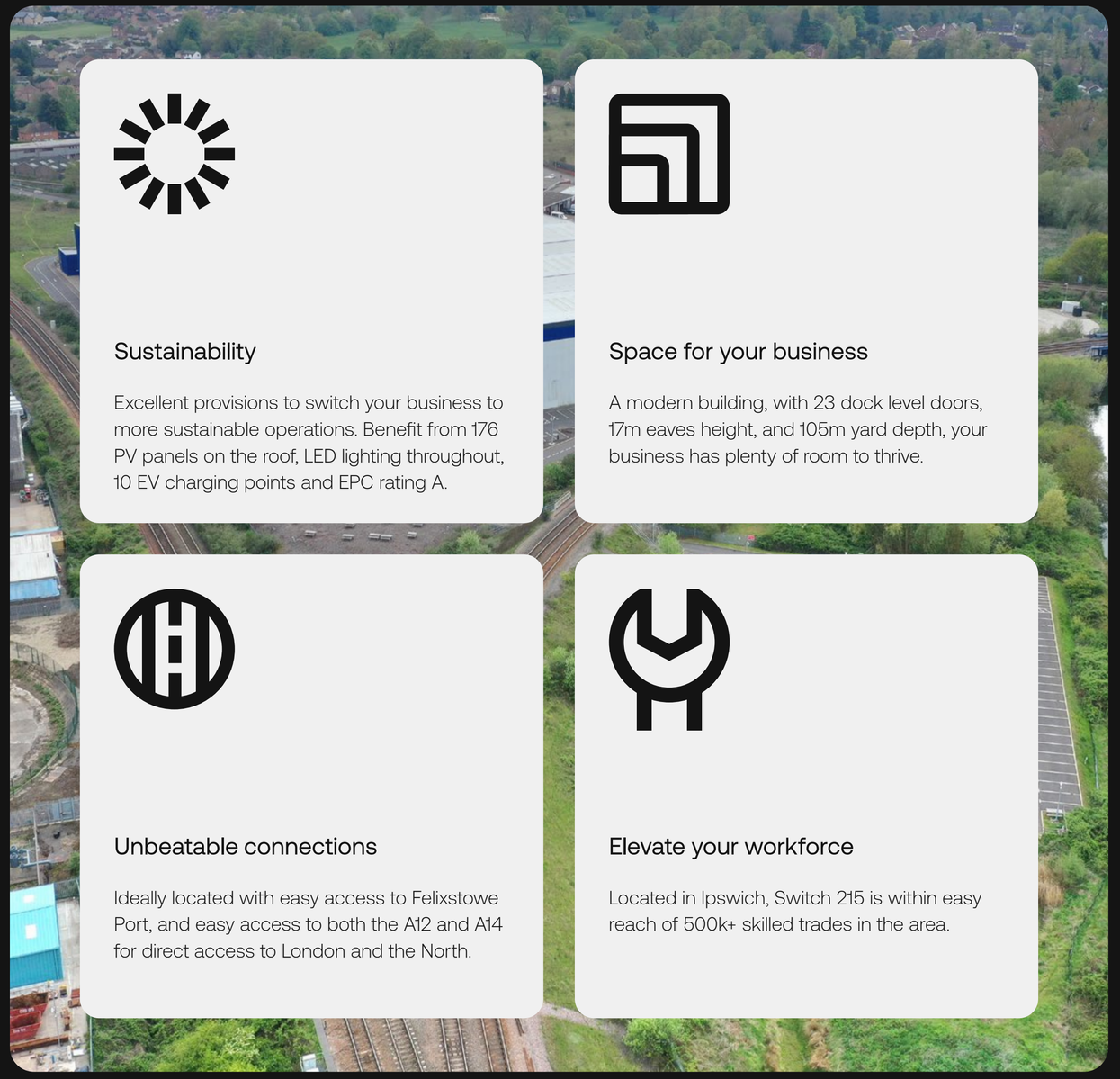

HADLEIGH ROAD
PV PANELS
MAX YARD DEPTH OF 105M
10 EV CHARGERS
200 PARKING SPACES
NORTH WEST VIEW
SOUTH EAST VIEW


200 PARKING SPACES
PV PANELS
LOADING DOORS
SWITCH 215
NORTH WEST VIEW
SOUTH EAST VIEW

MAKE THE SWITCH TODAY

Switch to this 214,429 sq ft warehouse unit located in a prime spot near junction 54 of the A14, and within five minutes from Ipswich.

With high-spec features, excellent connectivity, and direct port access, this ready-to-lease unit is perfectly placed to power your business growth.



Sustainability

Excellent provisions to switch your business to more sustainable operations. Benefit from 176 PV panels on the roof, LED lighting throughout, 10 EV charging points and EPC rating A.

Space for your business

A modern building, with 23 dock level doors, 17m eaves height, and 105m yard depth, your business has plenty of room to thrive.

Unbeatable connections

Ideally located with easy access to Felixstowe Port, and easy access to both the A12 and A14 for direct access to London and the North.

Elevate your workforce

Located in Ipswich, Switch 215 is within easy reach of 500k+ skilled trades in the area.

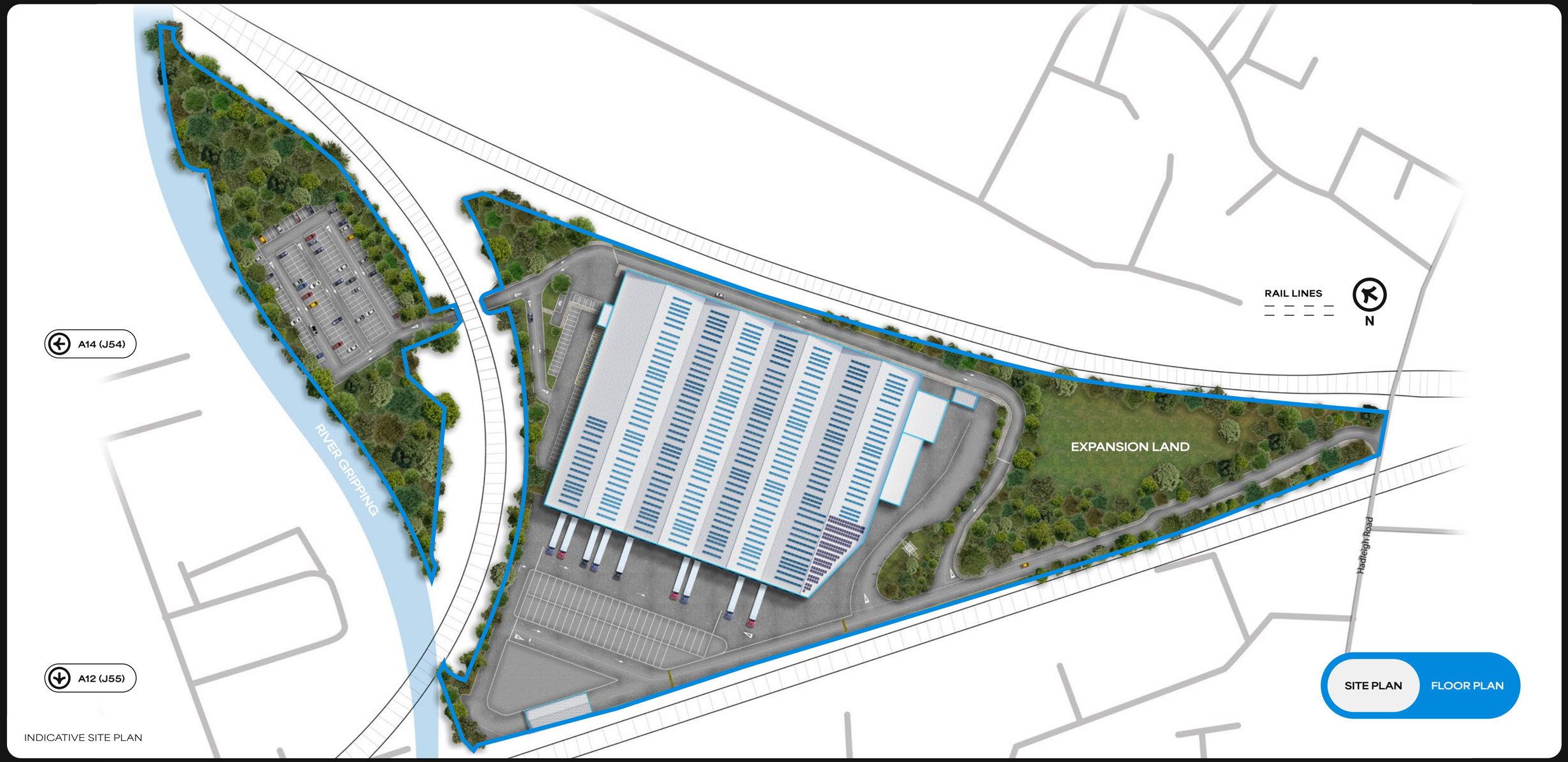
SPECIFICALLY EXCEPTIONAL

ACCOMMODATION

LEVEL	USE	SQ FT	SQ
GROUND	Warehouse, office and trade area	190,176	17,688
FIRST	Office	5,313	494
SECOND	Office	5,414	503
THIRD	Office	13,526	1,257
TOTAL GIA		**214,429**	**19,942**

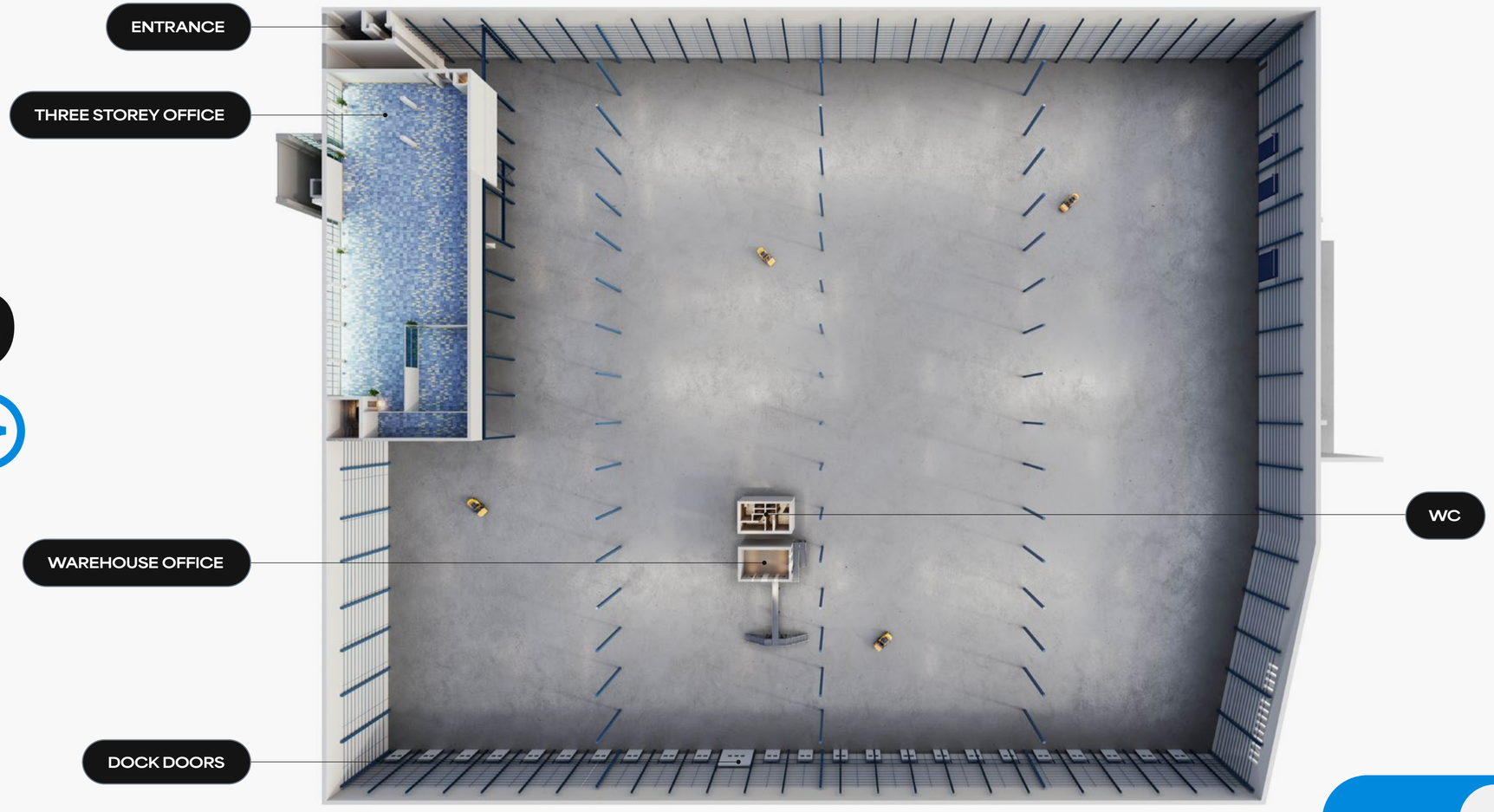
TAKE A CLOSER LOOK

- 17M EAVES HEIGHT
- BUILT IN 2020 WITH A LOW SITE COVER (38%)
- 23 DOCK LEVEL DOORS
- 10 EV CHARGERS
- GOOD CIRCULATION AND SPACE FOR HGVS
- LED LIGHTING
- 500 KVA POWER SUPPLY
- 5 LEVEL ACCESS DOORS
- TRADE COUNTER
- THREE STOREY OFFICE
- 105M MAXIMUM YARD DEPTH
- 200 CAR PARKING SPACES
- SECURE SELF-CONTAINED SITE
- ROOF PROVIDES 176 PV PANELS
- EPC RATING A
- EXPANSION LAND



INDICATIVE SITE PLAN

214,429 SQ FT



SITE PLAN FLOOR PLAN

INDICATIVE FLOOR PLAN



UPGRADE TO EXCELLENCE

Sustainability isn't just a feature, it's our future. Switch 215 is built with environmental responsibility at its core, helping your business meet ESG commitments while supporting a cleaner, more efficient industrial sector.

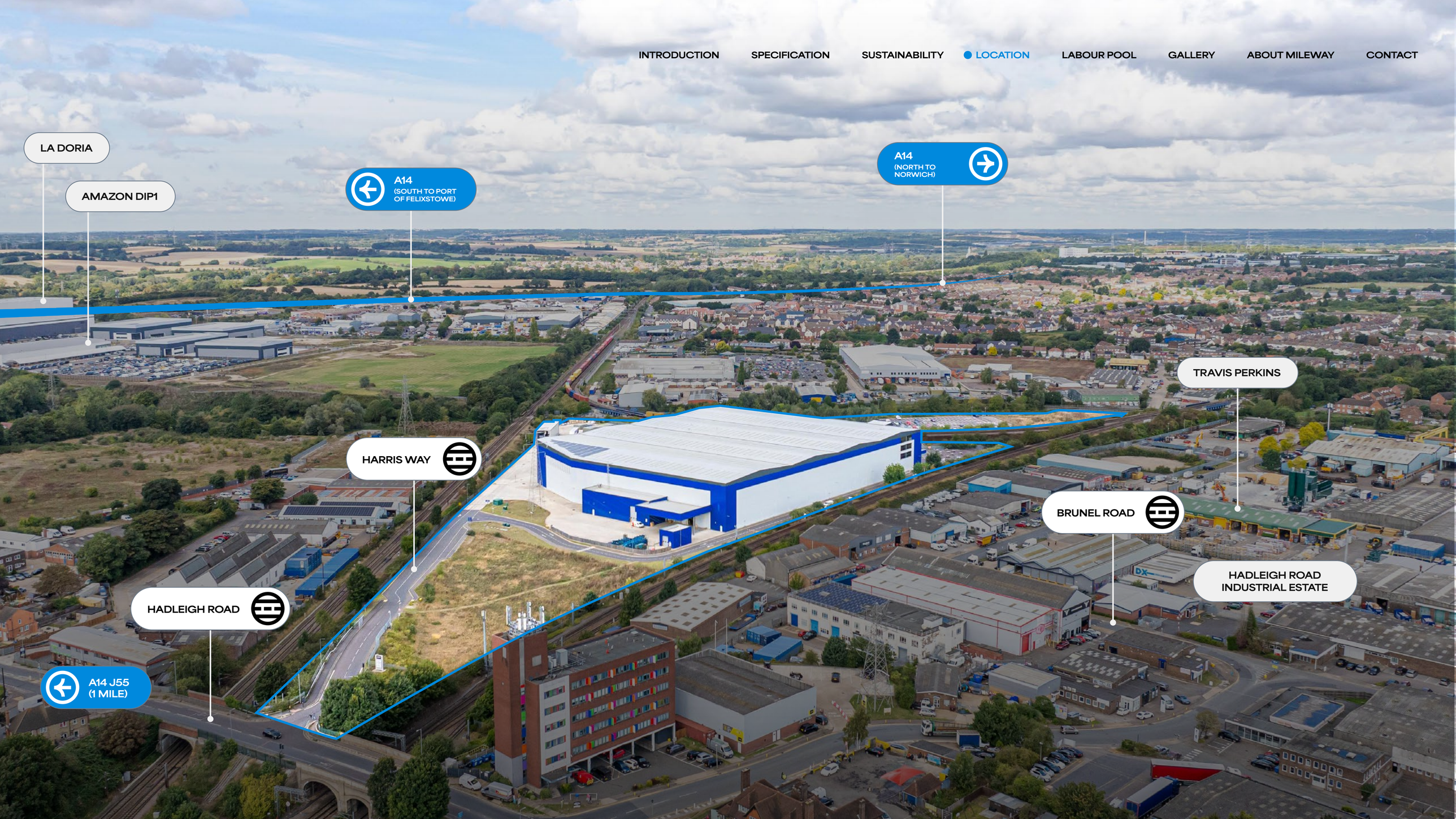
From ten EV chargers enabling greener travel to PV panels that generate around 57,000 kWh of clean electricity each year, every detail is designed for impact. Across the site, energy-efficient LED lighting helps cut both consumption and operational costs, supporting long-term savings and sustainable operations.

EPC A

176 PV PANELS

LED LIGHTING

EV CHARGING


LA DORIA
AMAZON DIP1
A14
(SOUTH TO PORT OF FELIXSTOWE)
A14
(NORTH TO NORWICH)
TRAVIS PERKINS
HARRIS WAY
BRUNEL ROAD
HADLEIGH ROAD
HADLEIGH ROAD INDUSTRIAL ESTATE
A14 J55
(1 MILE)

SWITCH TO UNBEATABLE CONNECTIONS

A NEW ENERGY

Significant government investment is also driving the region's future, with over £14 billion committed to Sizewell C, a new nuclear power station in Ipswich. This project promises clean, reliable energy and up to 10,000 direct local jobs, boosting the area's economy and infrastructure. Positioned close by, Switch 215 is perfectly placed to benefit from these developments.





WHERE AMBITION HAS SPACE AND LOCATION COMES EASY

DRIVE TIMES

LOCATION	DISTANCE (MILES)	TIME (MINS)
JUNCTION 54 (A14)	2	6
JUNCTION 55 (A14)	2.5	7
A12	3	9
IPSWICH TRAIN STATION	1	5
PORT OF FELIXSTOWE	17	24
LONDON SOUTHEND AIRPORT	39	70

All times sourced from google.com/maps

31.9%

IN SUFFOLK ARE EMPLOYED IN MANUFACTURING, TRADE, TRANSPORT AND STORAGE

Ipswich is a renowned hotspot for labour, with close proximity to Felixstowe Port, the area gives your business the opportunity to hire an extraordinary workforce.

Make the switch to a location where 31.9% of employment is in manufacturing, trade, transport & storage. With over 515,000 working in skilled trades, it's a proven hotspot for industrial talent.

ELEVATE YOUR WORKFORCE

500K+

WORKING IN SKILLED TRADES IN THE AREA

4.7%

INCREASE IN TRANSPORT AND LOGISTICS EMPLOYMENT NATIONALLY

And it's only set to grow. Employment in transport and logistics is projected to increase by 4.7%, strengthening an already robust labour market. Make the switch to exceptional talent in a thriving industrial area.

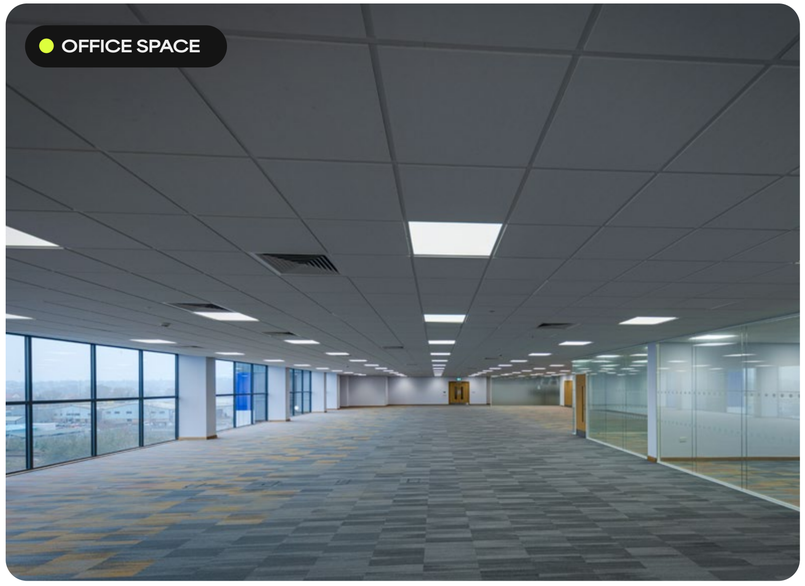

ENTRANCE


LOADING DOORS


LOADING DOORS
SWITCH 215
01
02
03
04


WAREHOUSE


PV PANELS


OFFICE SPACE


105M YARD DEPTH


WAREHOUSE



SPECIALISTS IN LOGISTICS SPACE

Mileway | LastMileFirst

We provide property solutions in key urban markets, but our role goes beyond just providing space. Our commitment to customer excellence and sustainability drives everything we do. With deep market expertise, we innovate and create value, enhancing the customer experience – delivering meaningful change where it matters most. **Together, we shape the future of logistics.**

1,600+	500	10	9,000+	14M
PROPERTIES	EMPLOYEES	COUNTRIES	CUSTOMERS	SQM GLA

SWITCH 215 IPSWICH

Mileway

Daniel Roberts
southeast@mileway.com
0203 991 3516

savills

Nick O'Leary
nick.oleary@savills.com
07725 372 577

Phil Dennis
pdennis@savills.com
07799 221 113

Lambert Smith Hampton

Richard Meering
rmeering@lsh.co.uk
07538 881 997

Peter Edwards
pedwards@lsh.co.uk
07354 846 001

Coke Gearing
CHARTERED SURVEYORS

Paul Fitch
paul@cokegearing.co.uk
07771 607 585

Dan Harness
daniel@cokegearing.co.uk
07887 058 676

MAKE THE SWITCH

SWITCH215.COM

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