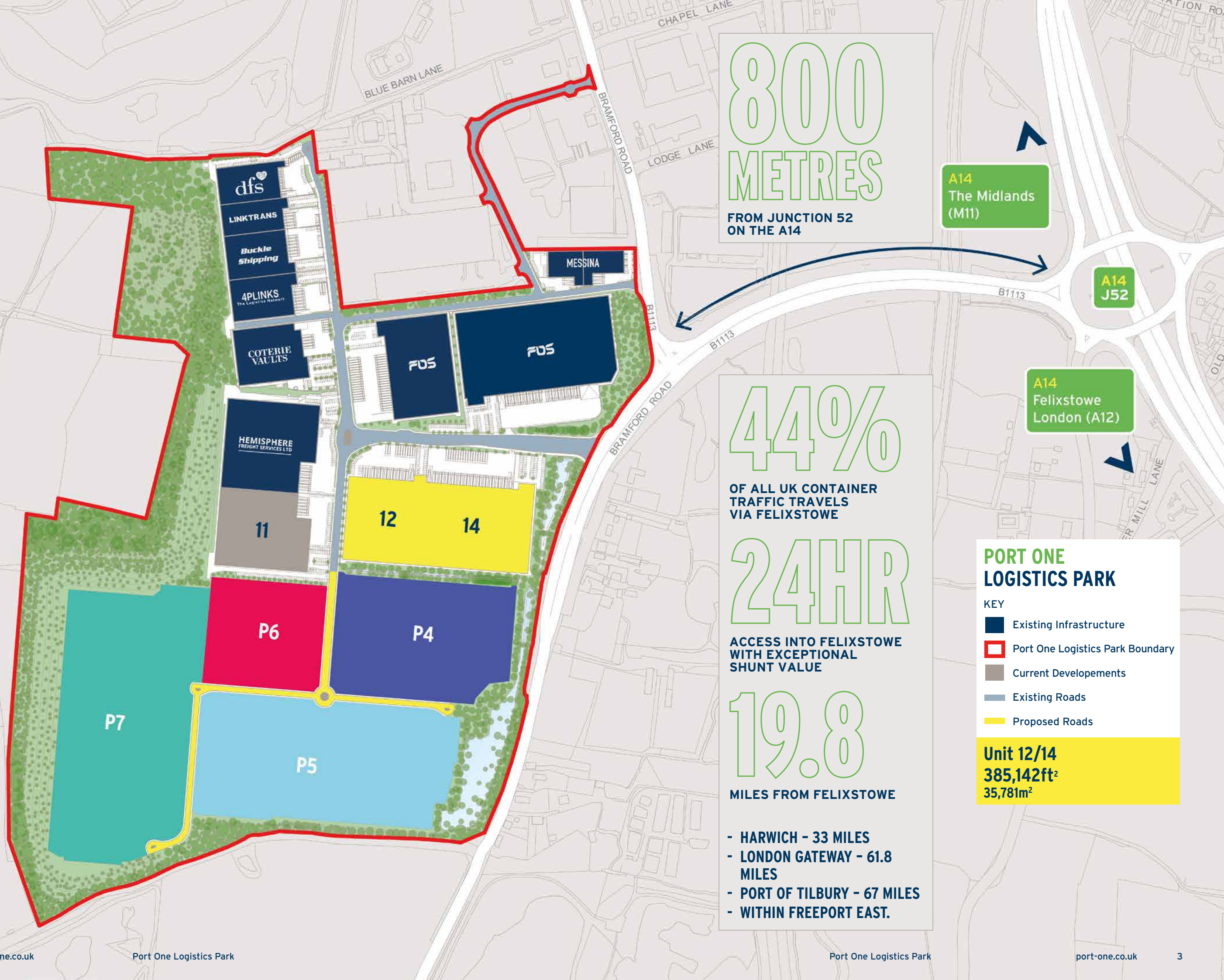


UNIT 12/14 | 385,142FT² 35,781M²

Optimal Location | Bespoke Solutions | Sustainable Initiatives
IPSWICH, IP6 0RL [///volume.grab.trader](http://volume.grab.trader)



OPTIMAL LOCATION



UNIT 12 SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	177,788	16,517
MEZZANINE	37,234	3514
OFFICE	5,000	464.52
TOTAL	220,022ft ²	20,441m ²

- 18 Dock level loading doors
- 2 Level access doors
- 68 Car parking spaces
(including 3 accessible bays and 10 EV bays)

UNIT 14 SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	134,048	12,453
MEZZANINE	28,072	26,072
OFFICE	3,000	278
TOTAL	165,120ft ²	15,340m ²

- 14 Dock level loading doors
- 1 Level access doors
- 49 Car parking spaces
(including 2 accessible bays and 8 EV bays)



MONITORED
SECURITY



HIGH DENSITY
POTENTIAL



EV CHARGING



BESPOKE
SOLUTIONS



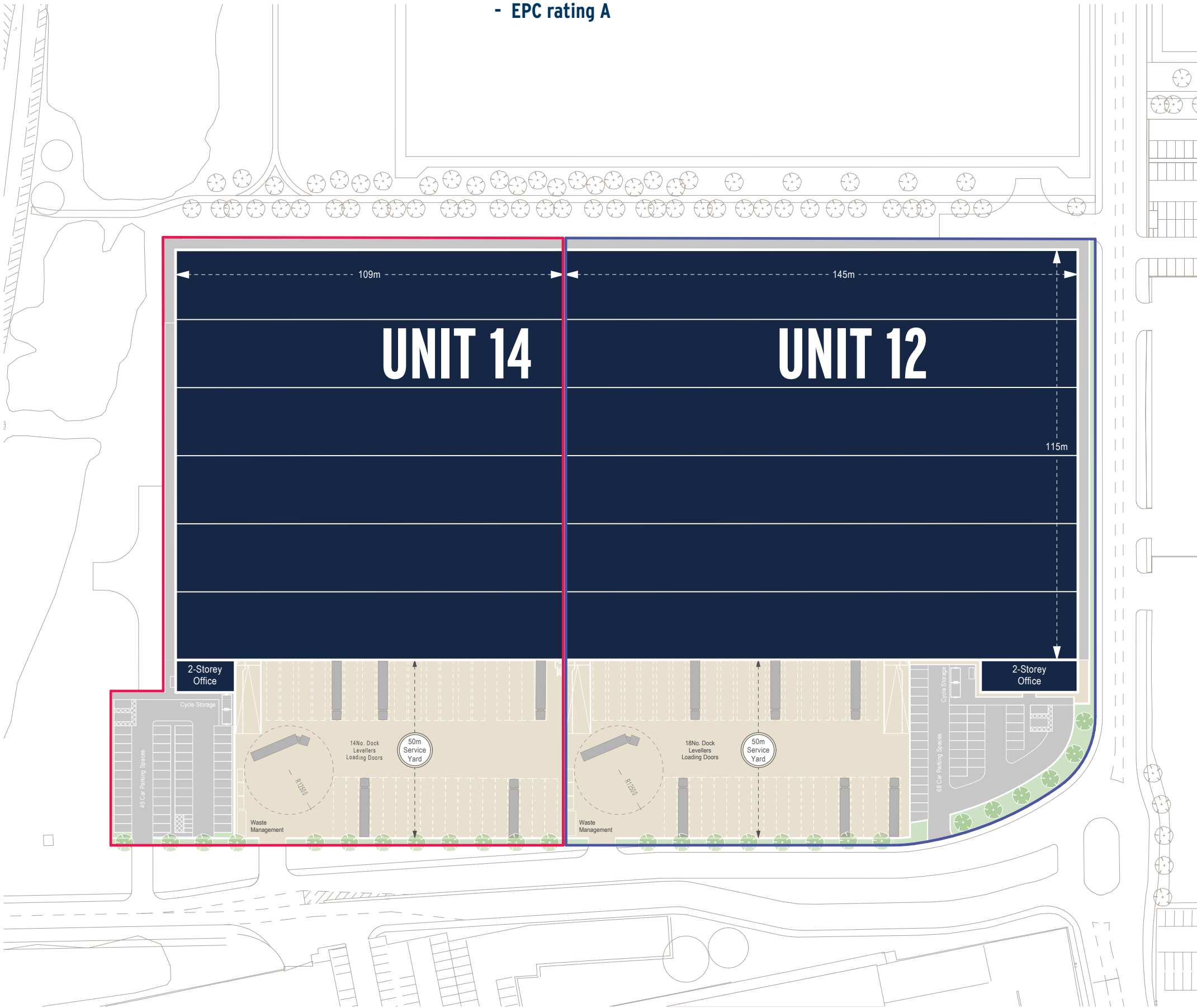
ENERGY
EFFICIENT

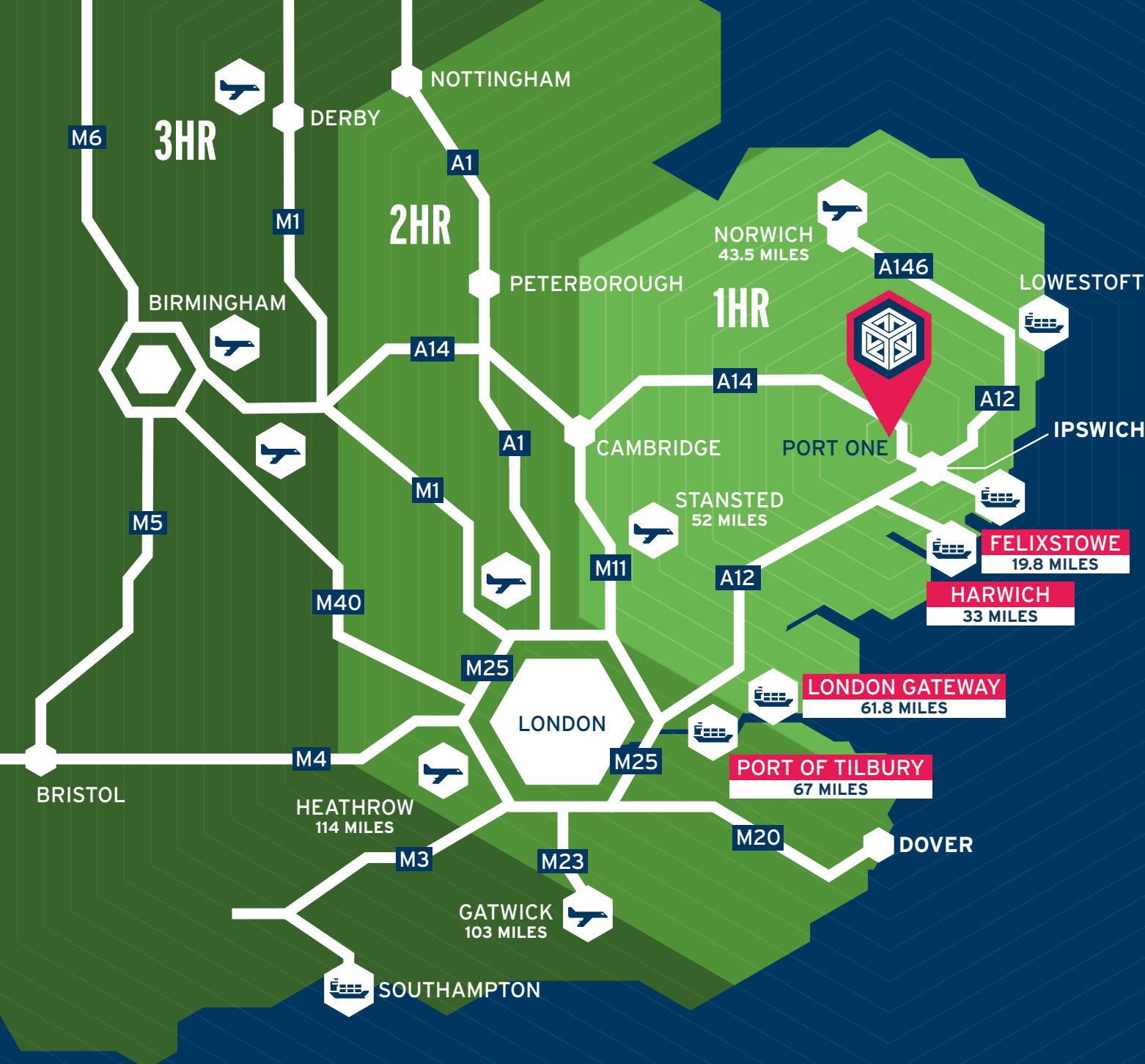


SOLAR
ROOFING

Both Units

- Clear eaves height 15m
- BREEAM Very Good
- 50K/Nm² floor loading
- 50m Service yard depth
- EPC rating A



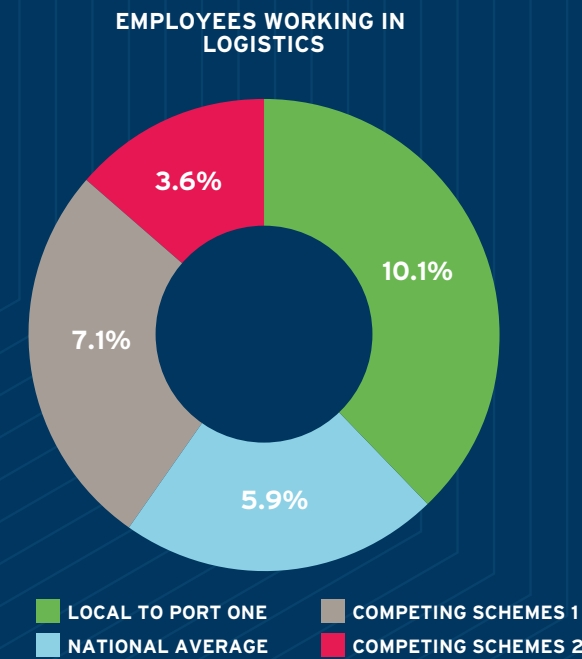


116,192

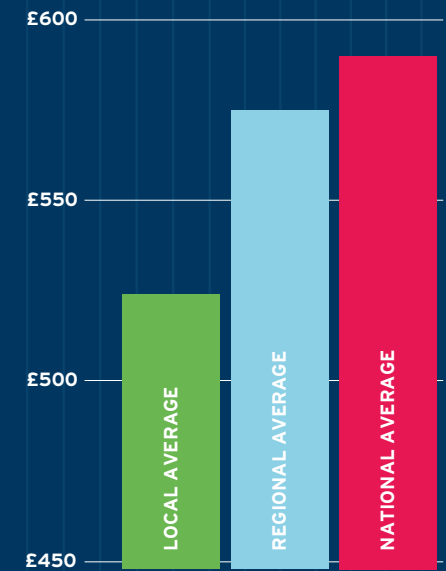
ECONOMICALLY ACTIVE WORKFORCE
WITHIN A 15 MINUTE DRIVE

224,019

ECONOMICALLY ACTIVE WORKFORCE
WITHIN A 30 MINUTE DRIVE



AVERAGE EMPLOYEES
WEEKLY WAGE



Key Take-aways

UK'S LARGEST
CARBON NEUTRAL

LOGISTICS PARK BY 2028

50K-735K FT²

UNITS AVAILABLE

HYDROGEN

ADJACENT MANUFACTURING FACILITY OFFERING
ABUNDANT SOURCE OF GREEN HYDROGEN BY 2027

B2+B8+E(G)
PLANNING USE CLASSES

15M+

CLEAR HEIGHT AVAILABLE
FOR RACKED GOODS

3.8M FT²

DEVELOPMENT ON 150+
ACRE SITE COVERAGE



SEA

- Port of Felixstowe 19.8 miles by road
- London Gateway 61.8 miles by road
- Harwich 33 miles by road



RAIL

- Felixstowe is home to the largest rail freight facility in the UK
- Daily services to 17 destinations



AIR

- London Stansted 52 miles by road
- London Heathrow 114 miles by road
- London Gatwick 103 miles by road



ROAD

Ideally situated just off Junction 52 on the A14, providing quick access to major routes, including the M1 and M25.

Please contact our agents for further information



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LOGISTICS PARK

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port-one.co.uk

DISCLAIMER PROPERTY DETAILS:

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