

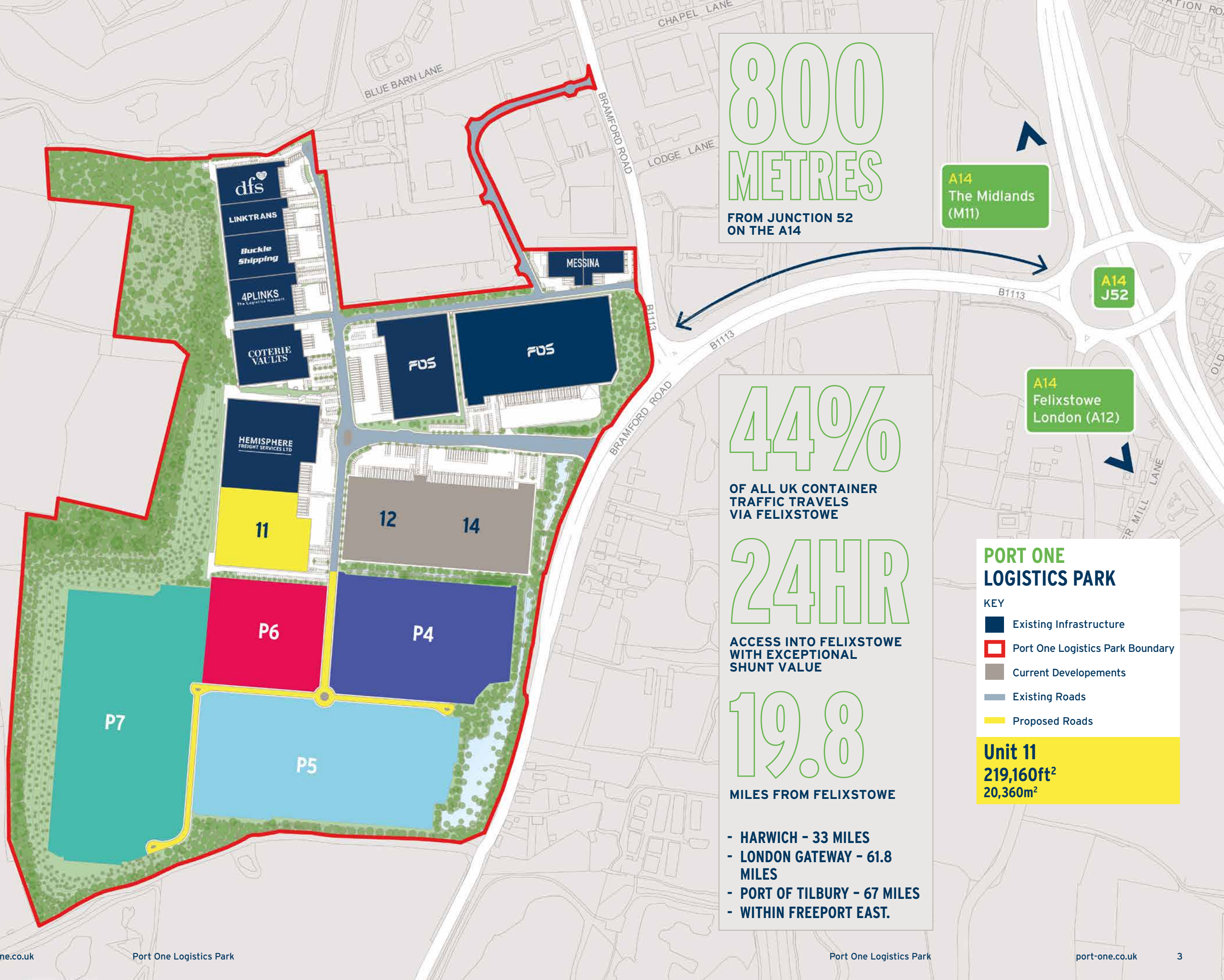
# UNIT 11 | 219,160FT<sup>2</sup> 20,360M<sup>2</sup>

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

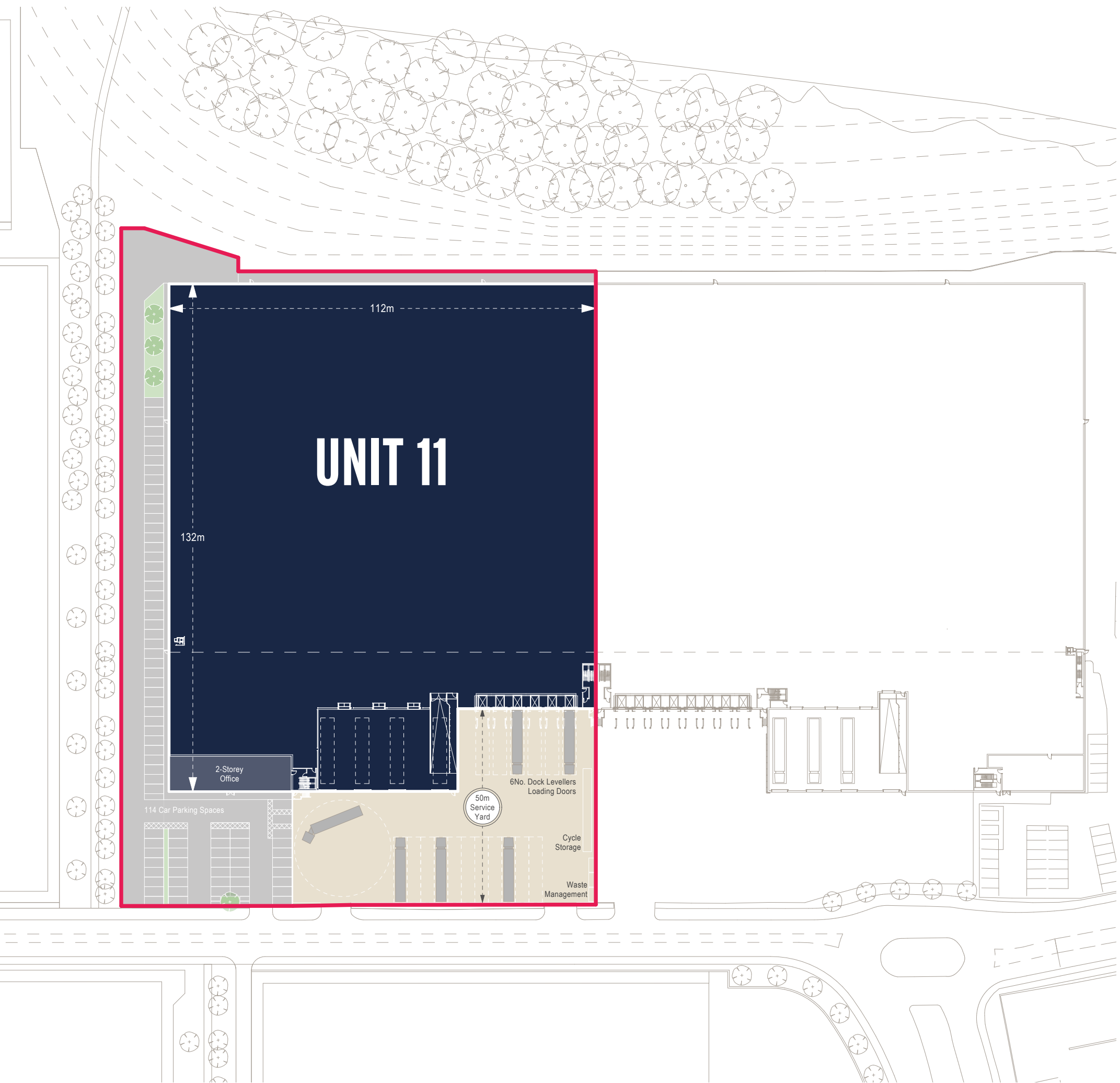




# OPTIMAL LOCATION







# UNIT 11

## SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	143,080	13,292
MEZZANINE	68,030	6320
OFFICE	8,050	748
TOTAL	219,160ft <sup>2</sup>	20,360m <sup>2</sup>

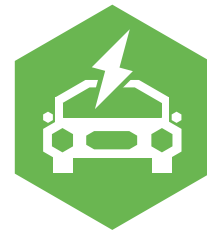
- Clear eaves height 15m
- BREEAM Very Good
- 50K/Nm<sup>2</sup> floor loading
- 6 Dock level loading doors
- 4 Level access loading doors
- 114 Car parking spaces (including 5 accessible bays and 15 EV bays)
- 50m Service yard depth
- EPC rating A



MONITORED  
SECURITY



HIGH DENSITY  
POTENTIAL



EV CHARGING



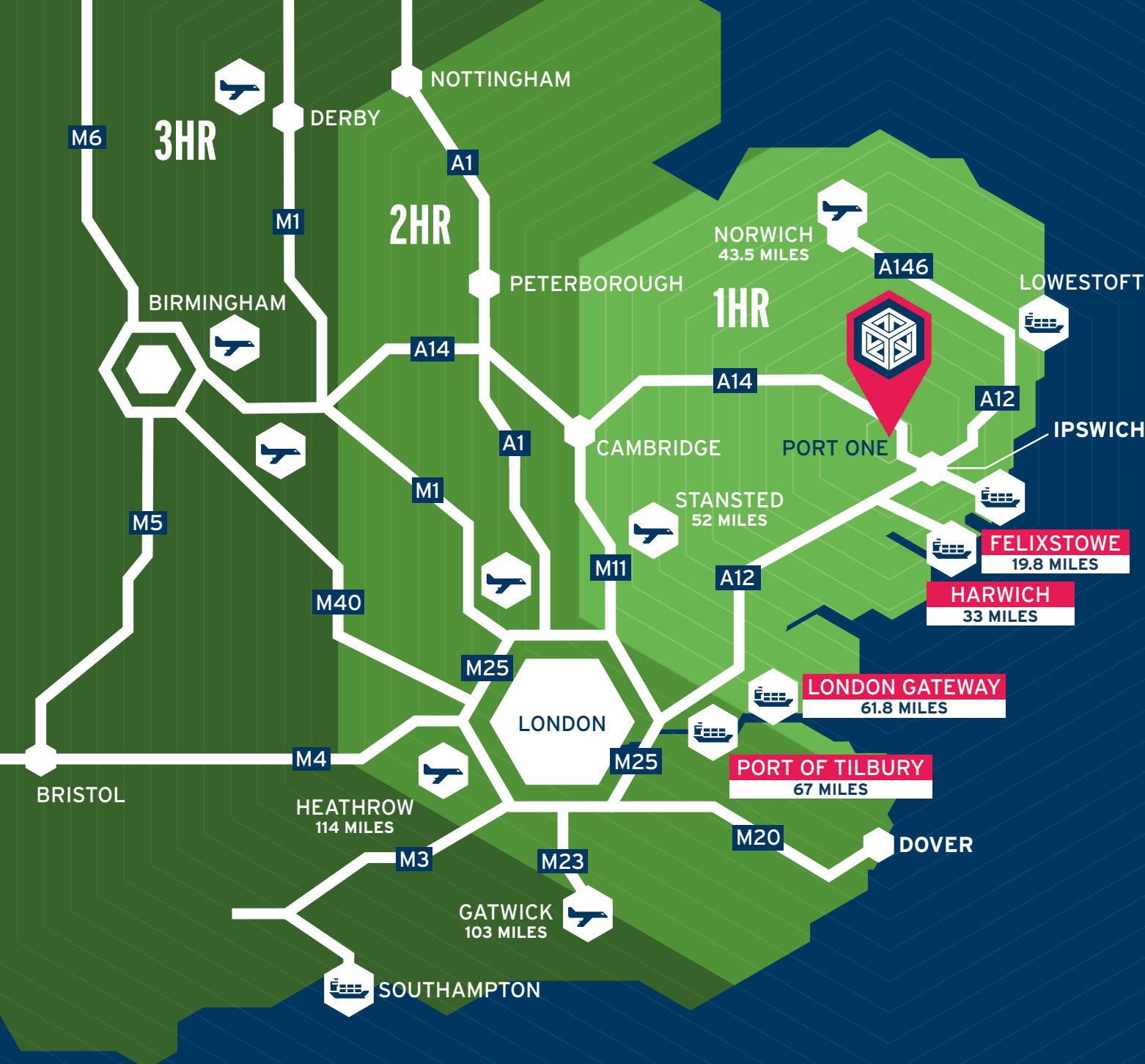
BESPOKE  
SOLUTIONS



ENERGY  
EFFICIENT



SOLAR  
ROOFING

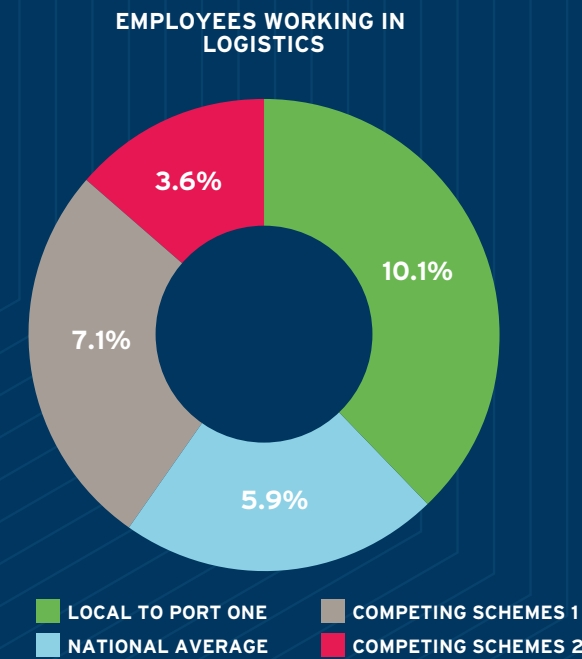


116,192

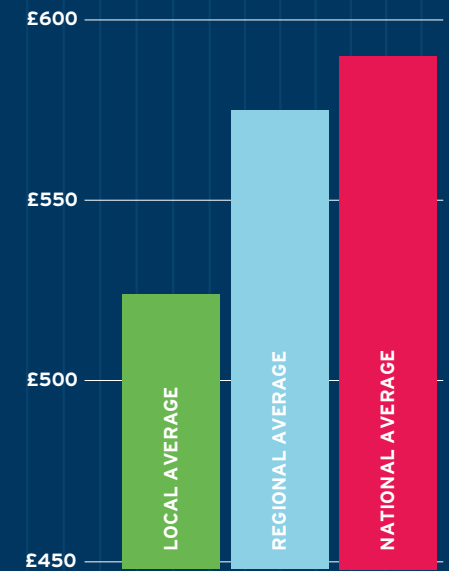
ECONOMICALLY ACTIVE WORKFORCE  
WITHIN A 15 MINUTE DRIVE

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 FT<sup>2</sup>

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 FT<sup>2</sup>

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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**PORT ONE**  
LOGISTICS PARK

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port-one.co.uk

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