

JLL

No. 6 Shed Island Site, New Cut East, Port of Ipswich, IP3 0EA

To Let

10,935 sq ft

10,935 sq ft Single-Clad Warehouse 0.3 Acre Yard For Vehicle Parking At The Front Of The Site

No. 6 Shed Island Site, New Cut East, Port of Ipswich, IP3 0EA

Summary

- EPC: D (98)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



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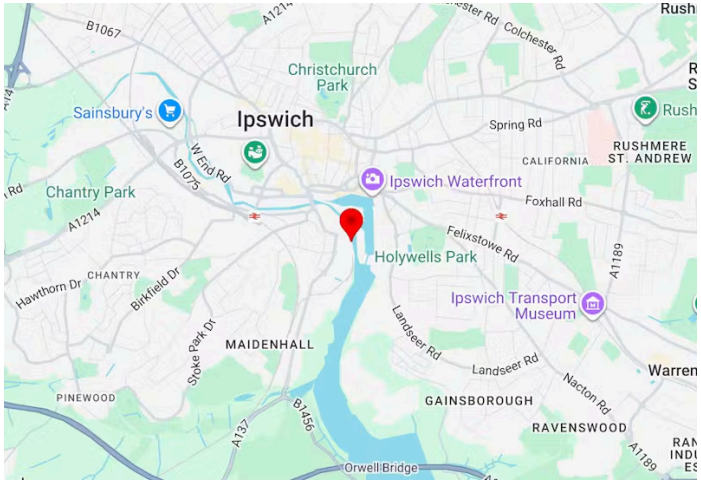



Location

Situated at the head of the River Orwell, The Port of Ipswich is 12 miles from the open sea, and within a short sailing time from the North Sea shipping lanes. The port also has an active rail line at its West bank. It is the UK's leading grain handling port, annually exporting around one million tonnes of grain for the region's farmers, as well as importing 200,000 tonnes of cement and over 400,000 tonnes of aggregates in support of the local construction sector. Ipswich has a broad portfolio of dry bulk cargo, including animal feed, fertiliser and aggregates.
Other traffic includes forest products, containers and general cargo. In addition, Ipswich Haven Marina offers 320 fully-serviced berths for yachts and motor cruisers and potential for mixed use development subject to planning.

Accommodation

Description	sq ft	sq m
Warehouse	10,935	1,015.89
Total	**10,935**	**1,015.89**

Specifications

- 10,935 sq ft (1,016 sq m) single-clad warehouse
- 0.3-acre (0.12 hectare) yard for vehicle parking at the front of the site
- Strategically located on the Port of Ipswich's Island Site
- Tenant will need to install their own welfare facilities / Portacabin
- Available immediately
- Close to the A14 / A12, and onward routes to London and the Midlands
- 24/7 port security

Terms

Terms to be agreed. Further information is available on request.

Service Charge

A provision will be included in any lease for each tenant to pay a Service Charge, contributing to the costs of maintaining the common areas of the state and providing on site security. To be confirmed.

Services

Phase 3 electrics are on site. There is no sewage system on site, so welfare facilities will be required. The Marina uses a central Klargester septic tank.

Rateablle Value

£27,000 – but forms part of the existing assessment, so to be confirmed with Ipswich Borough Council.

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