

**Mileway**

# Harris Way Ipswich

Available to Let  
Office and Warehouse  
643 - 215,072 sq ft



10 EV charging spaces



17m clear eaves height



Trade counter



LED lights



Solar PV roof array



200 car parking spaces



# Harris Way

Faithful Floorcoverings, Ipswich IP2 0HZ



## Description

Modern standalone steel portal frame warehouse constructed in 2020 with three story office accommodation and welfare facilities sitting on a secure self-contained site. The warehouse extends to a height of 17m with access via 23 dock level doors and 5 level access doors.

Externally, the yard area extends to an average yard depth of 50m to the western elevation which provides good circulation and space for HGV's plus ample customer/staff parking provision to the northern elevation. There are 10 EV charging spaces in the car park and the roof provides 176 PV panels generating c57,000 kWh of electricity annually.

## Location

The property is located in Ipswich, the county town and administrative centre of Suffolk and one of East Anglia's most important regional centres, with excellent distribution links. The A14 offers superb east west access from the east coast ports (Felixstowe 17 miles) within 30 minutes' drive and to A1 and A14 intersection and the Midlands. There is also excellent access to the south-east and London via the A12 and M25. The A14 provides the main arterial route for the region, linking the Port of Felixstowe in the east with Cambridge, the M11 and the wider motorway network in the west. The Port of Felixstowe is the UK's largest container port, accounting for more than 40% of container imports to and exports from the UK.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Warehouse and Ground Office and Trade Area	Warehouse	190,176	Immediately
First Floor Office	Office	5,313	Immediately
Second Floor Office	Office	5,414	Immediately
Third Floor Office	Office	13,526	Immediately
Flamm Store	Warehouse	643	Immediately
Total		215,072	

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