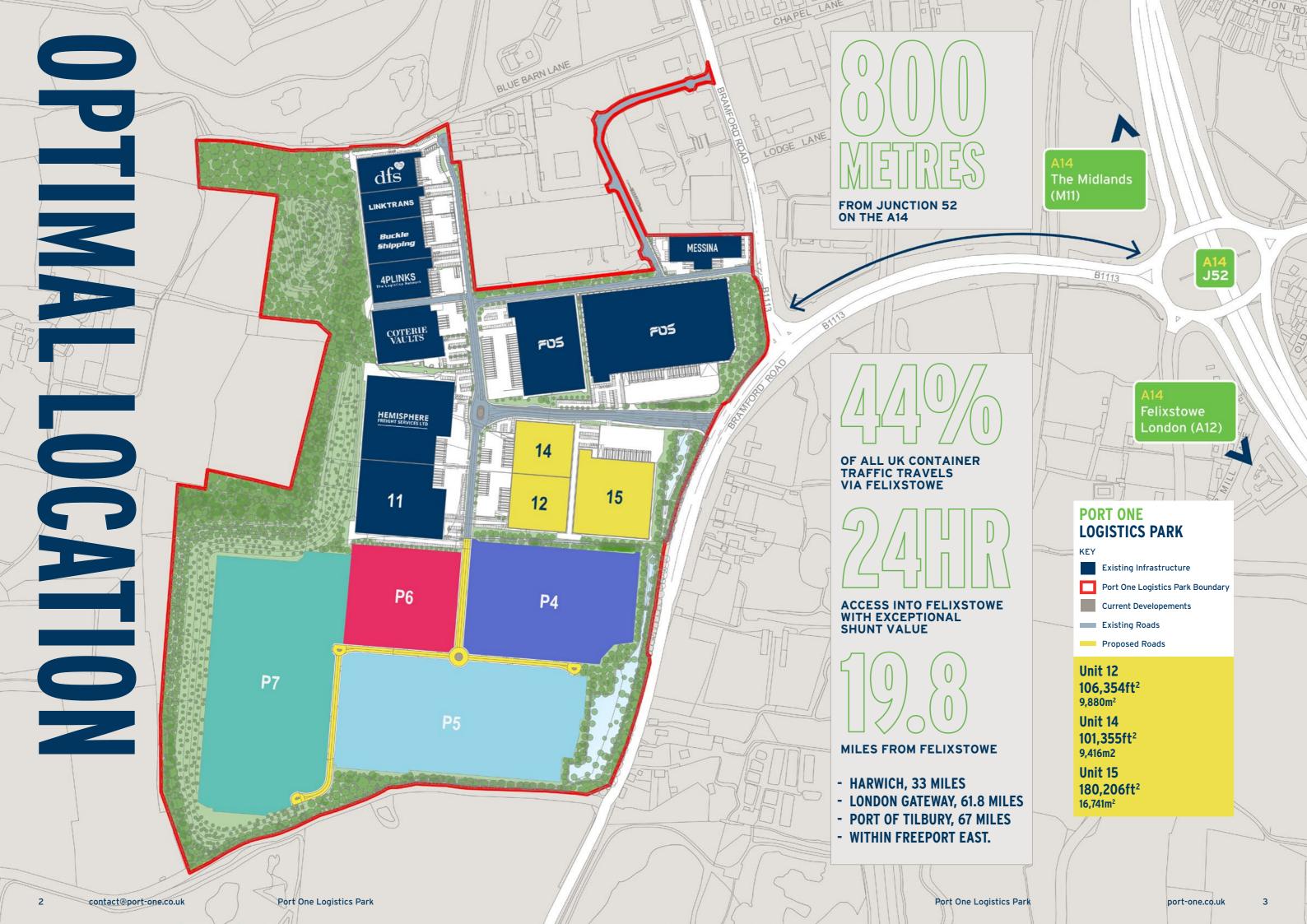


\(\frac{12}{14}\)

387,915FT2 | 36,037M2

Optimal Location | Bespoke Solutions | Sustainable Initiatives IPSWICH, IP6 ORL ///volume.grab.trader





UNIT 12 SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	74,778	6,947
MEZZANINE	26,576	2,469
OFFICE	5,000	464.52
TOTAL	106,354ft ²	9,880m ²

- 7 Dock level loading doors
- 2 Level access doors
- 36 Car parking spaces (including 2 accessible bays and 8 EV bays)

UNIT 14 SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	72,765	6,760
MEZZANINE	25,590	2,377
OFFICE	3,000	278
TOTAL	101,355ft ²	9,416m ²

- 10 Dock level loading doors
- 1 Level access door
- 24 Car parking spaces (including 2 accessible bays and 7 EV bays)

UNIT 15 SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	139,382	12,949
MEZZANINE	36,324	3,374
OFFICE	4,500	418
TOTAL	180,206ft ²	16,741m ²

- 16 Dock level loading doors
- 1 Level access door
- 45 Car parking spaces (including 3 accessible bays and 12 EV bays)

All Units

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

contact@port-one.co.uk

- EPC rating A



MONITORED SECURITY



HIGH DENSITY POTENTIAL



EV CHARGING



UNIT 14

UNIT 12

BESPOKE SOLUTIONS



ENERGY EFFICIENT



EV EV EV EV EV EV

2-Storey Office

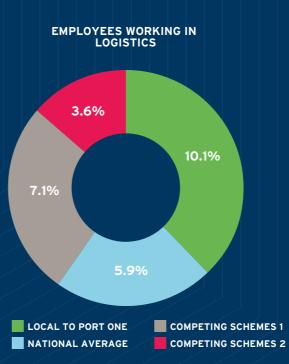
SOLAR ROOFING

Port One Logistics Park

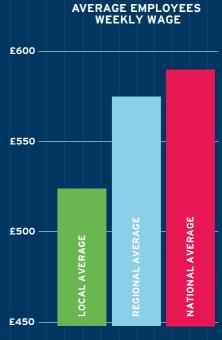
UNIT 15

NOTTINGHAM DERBY 3HR М6 A1 7 2HR M1 NORWICH 43.5 MILES A146 LOWESTOFT PETERBOROUGH 1HR **BIRMINGHAM —** A14 A14 A12 **IPSWICH** A1 CAMBRIDGE PORT ONE M1 STANSTED 52 MILES М5 FELIXSTOWE 19.8 MILES M11 A12 **HARWICH** M40 33 MILES M25 **LONDON GATEWAY** Ē. 61.8 MILES LONDON Ė. M25 **PORT OF TILBURY** 67 MILES BRISTOL HEATHROW 114 MILES M20 DOVER M23 GATWICK 103 MILES **SOUTHAMPTON**

EMPLOYEES WORKING IN LOGISTICS



ECONOMICALLY ACTIVE WORKFORCE WITHIN A 30 MINUTE DRIVE AVERAGE EMPLOYEES



Key Take-aways

CARBON NEUTRAL LOGISTICS PARK BY 2028

5017-73517 FT2
UNITS AVAILABLE

HYDROGEN

ADJACENT MANUFACTURING FACILITY OFFERING ABUNDANT SOURCE OF GREEN HYDROGEN BY 2027

PLANNING USE CLASSES

CLEAR HEIGHT AVAILABLE

CLEAR HEIGHT AVAILABLE FOR RACKED GOODS

SOM FT2

DEVELOPMENT ON 150+ ACRE SITE COVERAGE

SEA



- London Gateway 61.8 miles by road
- Harwich 33 miles by road



ROAD

Ideally situated just off Junction 52 on the Al4, providing quick access to major routes, including the Ml and M25.



RAIL

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

AIR

- London Stansted52 miles by road
- London Heathrow 114 miles by road
- London Gatwick
 103 miles by road



Patrick Stanton

+44 (0) 7918 709 399 patrick.stanton@bidwells.co.uk



Phil Dennis

+44 (0) 07799221113 pdennis@savills.com

John Maddocks Wright

+44 (0) 07807 999635 jmwright@savills.com



Hamish Stone

+44 (0)1473 232701 hws@fennwright.co.uk





Venture Way, Great Blakenham, Ipswich IP6 0RL 01473 350298

what3words: ///volume.grab.trader port-one.co.uk

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. January 2025