

IPSWICH

TO LET

2.18 acres (0.88 hectares)
Open Storage Land

Ipswich, IP2 8NB

Available Property

Road, rail and sea connectivity

Close proximity to Ipswich town centre, the A14 and A12

Quayside location with water and power supplies



Opportunity

Quayside storage site to let. The site extends to approximately 2.18 acres (0.88 hectares).

The site offers hardstanding suitable for a variety of potential uses, including marine activity over the adjacent quayside, within the secure confines of the West Bank Terminal at the Port of Ipswich.

Location

The Port of Ipswich is strategically situated at the head of the River Orwell, 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 on the West Bank Terminal.

The Port offers occupiers the opportunity to benefit from close access to Ipswich town centre less than a mile away. The major trunk roads A14 and A12 are both within easy reach and provide connections to the M25, M11, and the Port of Felixstowe.

Road A14 J56 – 1.5miles / 2.4km
A14/A12 – 3.8miles / 6.1km
Port of Felixstowe – 12.5miles / 20km
M25 J28 – 55miles / 88.67km
A1 / A14 J22 – 76.1miles / 122.5km

Rail Direct rail access and handling can be provided.

Air Stansted Airport - 48.9m / 78.7km

Sea 1,800m of berths across West Bank, Cliff Quay and the Wet Dock.

Service Charge

A provision will be included for any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on site security.

Port Services

The Port handles 2.0 million tonnes of goods annually and has expertise in the handling of steel, forest products and bulk cargoes.

The docks can accept vessels of varying sizes:

Draught: up to 8.4m

Beam: no restrictions

Length: 155m

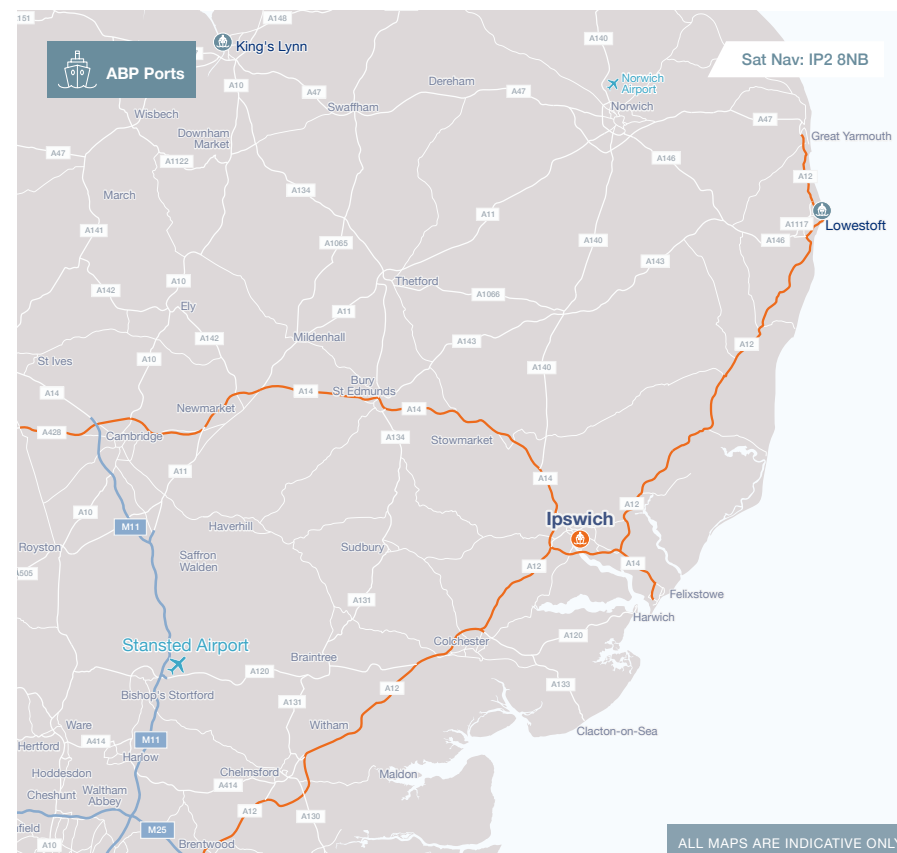
(ABP can provide separate handling services quotation on application).

Potential Uses

- + Industrial
- + Logistics
- + Warehousing
- + Distribution
- + Open storage
- + Port-related uses

Tenure

The Port offers leasehold opportunities for open storage, existing accommodation or for bespoke development to meet individual occupier requirements. Terms are available on application.



ALL MAPS ARE INDICATIVE ONLY



Port of Ipswich



ALL ANNOTATIONS ARE INDICATIVE ONLY.

Land Space Funding

For further information, or to arrange a viewing, please contact:



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Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

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