

# TO LET / SHED 11 / WAREHOUSE UNIT

26,974 SQ FT ( 2,506 SQ M )  
Yard area of 0.62 acres



**PORT OF IPSWICH,  
WEST BANK TERMINAL**  
IP2 8NB /// [liberated.ordering.rods](http://liberated.ordering.rods)



QUAYSIDE  
LOCATION



POWER  
AVAILABLE



WATER  
SUPPLY



5.4M  
EAVES HEIGHT



WELL CONNECTED  
TO TOWN CENTRE,  
A14 & A12



24/7 PORT  
SECURITY

# OVERVIEW

Shed 11 is immediately available and comprises a steel portal frame detached industrial/warehouse unit 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.

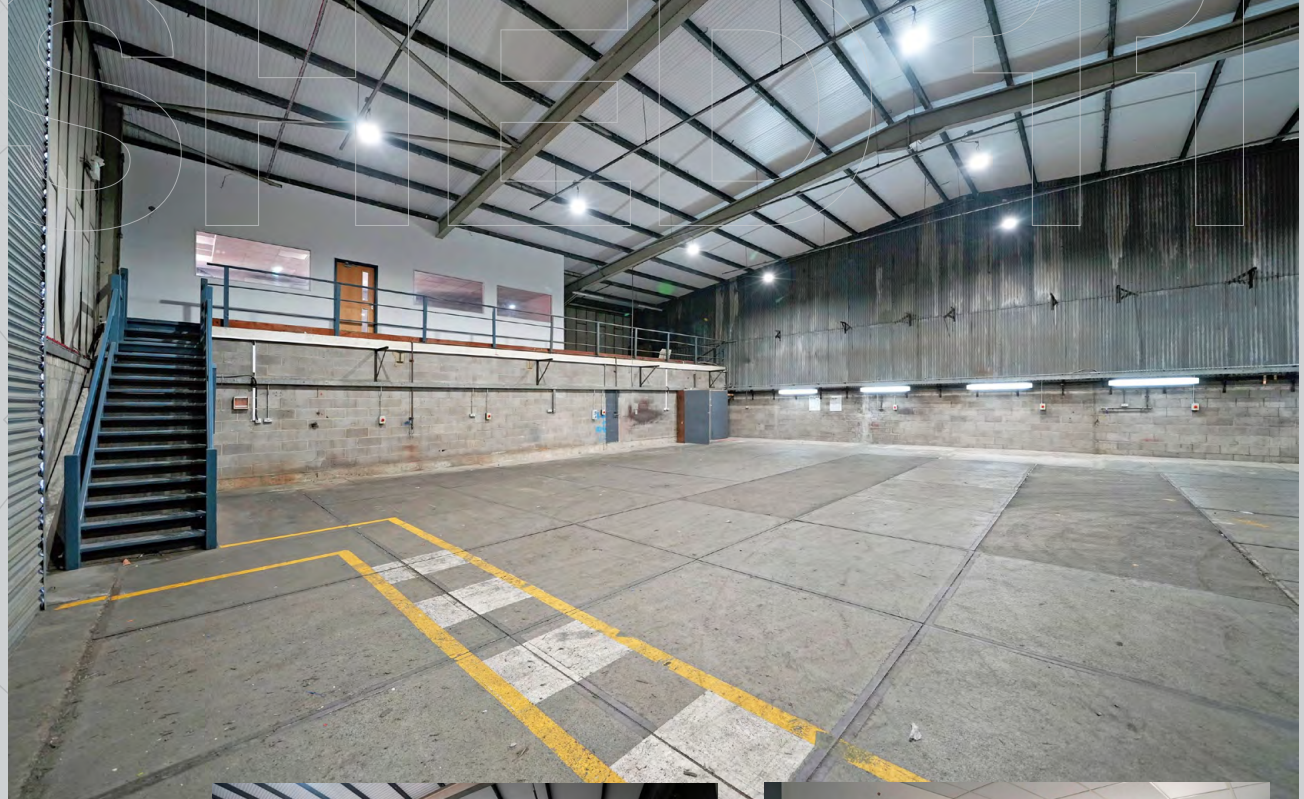
The adjacent yard to the west of the building extends to 0.62 acres and will be demised to the occupier of the property for exclusive use.

## SIZEWELL C

Sizewell C will be a 3.2-gigawatt power station generating low-carbon electricity for around 6 million homes, which will be a close copy to Hinkley Point C.

This is a huge and significant opportunity for both the country and the region with 70% of the projects construction spend going to UK companies which will help them to embed nuclear skills and expand their workforce.

- 2,600 Suffolk construction jobs
- 70,000 UK jobs supported
- £4b Into the regional economy
- 6m Homes powered





RORO 1

RORO 2

 QUAY  
 ACCESS

 WEST BANK  
 TERMINAL

SHED 11

# PORT OF IPSWICH

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, handling 2 million tonnes of cargo per year. It is the UK's leading grain export port. In addition to routinely and efficiently handling grain, cement, and aggregates, the Port of Ipswich expertly manages forest products, containers, and project cargo, as well as a broad portfolio of dry bulk cargo, including animal feed and fertiliser. The Port boasts 1,800m of berths across West Bank, Cliff Quay and the Wet Dock, enhancing its capacity and operational efficiency.

WHERSTAD RD



See more information on the Port of Ipswich at:  
[www.abports.co.uk/locations/ipswich](http://www.abports.co.uk/locations/ipswich)



## ACCOMMODATION

Internally the warehouse has been split into 2 bays / areas.

**Bay 1** is accessed from the west of the warehouse via a level access loading door, across the demised yard.

**Bay 2** benefits from a roller shutter door to the north of the warehouse, and has a mezzanine area with some office element. There is also a breakout area and kitchenette.

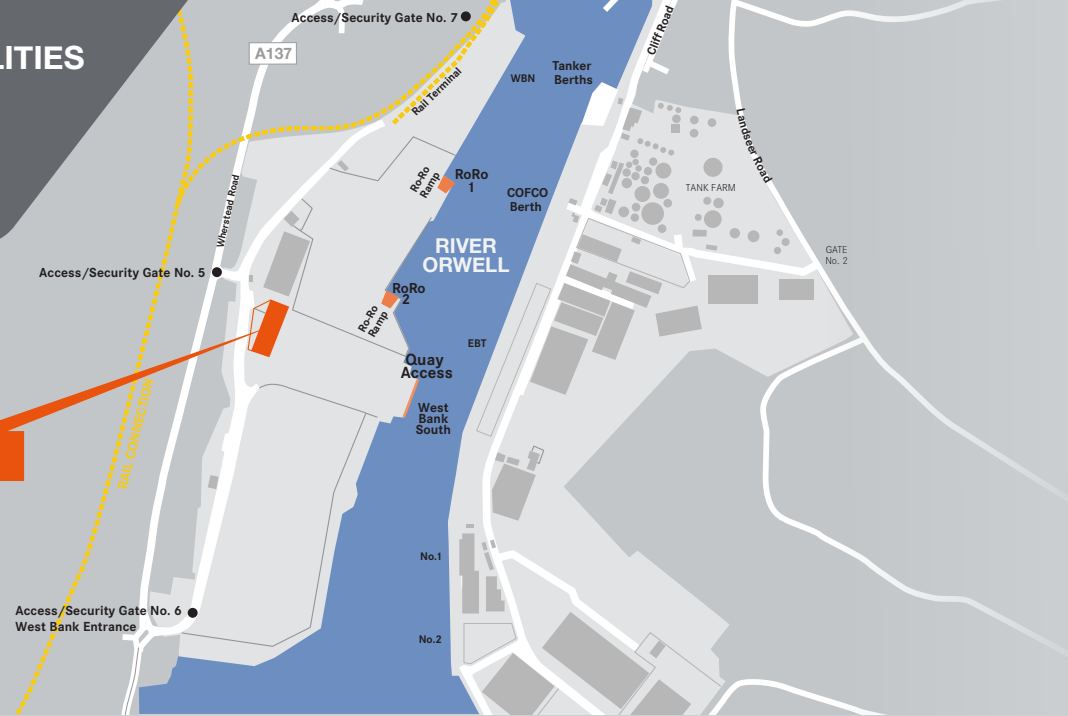
Area	Sq Ft	Sq M
Bay 1 (large warehouse) excluding office to be retained	21,204	1,970.00
Bay 2 mezzanine area	1,136	105.54
Bay 2 excluding mezzanine area / including breakout	4,624	429.60
<b>Total (exc office area retained by ABP)</b>	<b>26,974</b>	<b>2,506.00</b>
Bay 2 breakout	379	35.21

**26,974 SQ FT**  
YARD AREA 0.62 ACRES

## PORT CAPABILITIES

Vessel Size (Max)  
Length 155.0 metres  
Beam no restrictions  
Draft 8.4 metres

**SHED 11**



## SPECIFICATION



EAVES HEIGHT  
5.4 METRES



HGV ACCESS



0.62 ACRE YARD



24/7 PORT  
SECURITY



ELECTRICITY  
SUPPLY



WATER  
SUPPLY



QUAYSIDE  
LOCATION



RAIL ACCESS



# 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. This network provides access to many of the UK's major cities including London and the South East, Cambridge, Birmingham, Manchester, Liverpool and Leeds.



## ROAD

A14 J56 - 1.5 miles / 2.4 km      A12 - 3.8 miles / 6.1 km  
 M25 J28 - 55 miles / 88.7 km      A1 - 76.1 miles / 122.5 km

## SEA

	Rotterdam	Zeebrugge	Antwerp	Hamburg
Nautical miles	130	150	150	370
Eco based on 9 knots	15 hrs	17 hrs	17 hrs	41 hrs
Best based on 13 knots	10 hrs	12 hrs	12 hrs	29 hrs

## 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.

## TERMS

Shed 11 is available on flexible terms which are to be agreed direct with the landlord.

## VIEWINGS

Viewings are strictly by appointment only. Please contact the letting Agents for further information.



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