



ORWELL

LOGISTICS PARK

FELIXSTOWE A14 IP10 0DD

A new industrial / distribution development.
Flexible units available up to 500,000 sq ft.

Available from Q3 2022.

A development by

EQUATION
PROPERTIES

BentallGreenOak 



Orwell Logistics Park is a new industrial/distribution development located in Felixstowe, Suffolk. Orwell Logistics Park is strategically located on the doorstep of the Port of Felixstowe & the town of Ipswich.

The site spans 60 acres and can offer a variety of unit sizes up to 500,000 sq ft, across multiple phases.

Orwell Logistics Park is a perfect development for a multitude of businesses which operate through the Port of Felixstowe searching to optimise their

distribution network to the rest of the UK, as 70% of Felixstowe freight is distributed to the Golden Triangle. The rail network also accounts for 30% of the total freight that is handled through the Port.



New industrial/distribution units available up to 500,000 sq ft. Available from Q3 2022.
24 hour access.



BREEAM 'Excellent' EPC A rating.



Prominent location with direct frontage and access to the A14, eastbound, as well as junctions 57 & 58.
Strategically located nearby the A12, M1, A1() & M6.



Excellent local labour pool with 116,192 economically active residents within a 15m minute drive.



Enhanced quality private estate with landscaped environment.



RANSOMES
INDUSTRIAL ESTATE

PHASE 1
UNITS 25,335-300,000 SQ FT
AVAILABLE Q3 2022

PHASE 2
UNIT 500,000 SQ FT
AVAILABLE Q2 2023

UNIT 1

UNIT 2

UNIT 6

UNIT 3

UNIT 4

UNIT 5

A14

PORT OF FELIXSTOWE
12 MINS

A12 7MINS

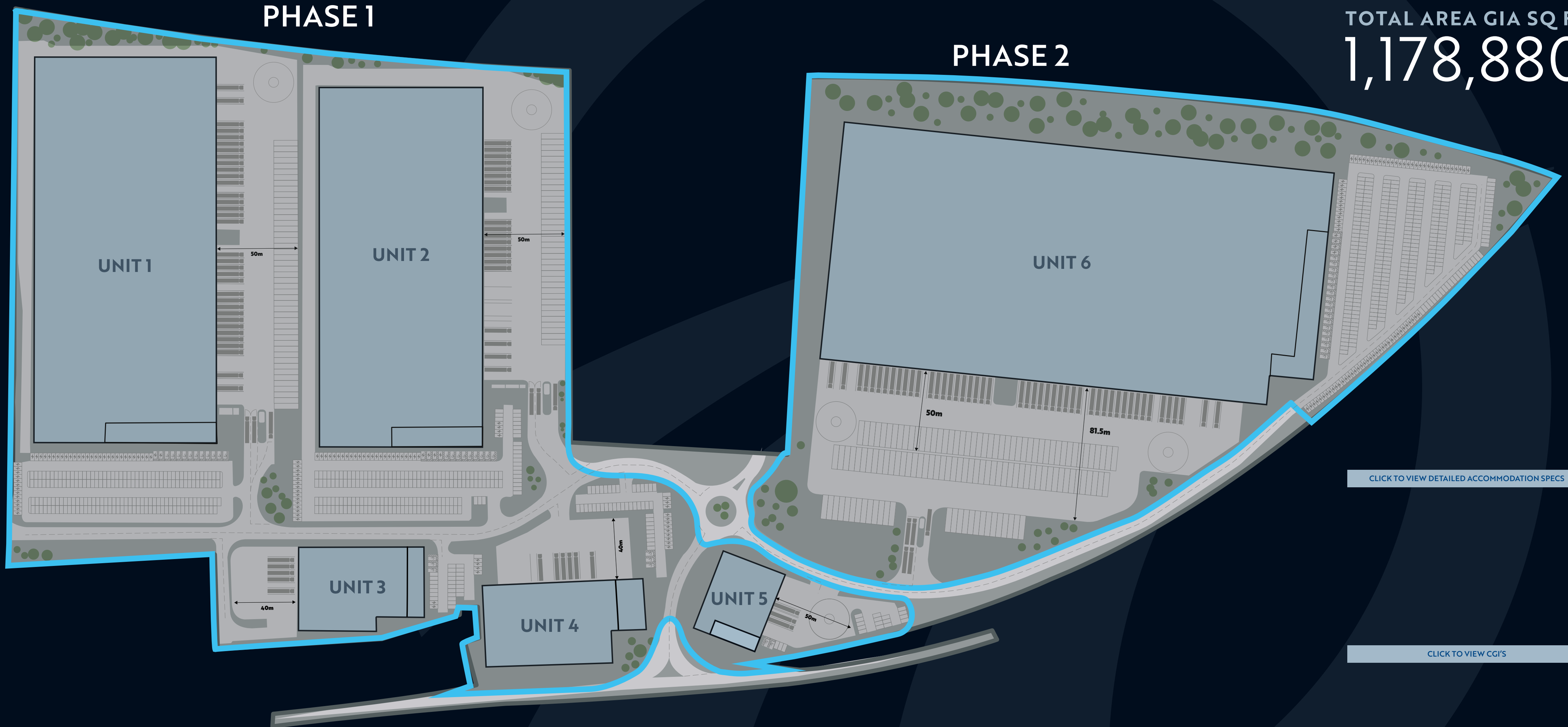
VISION

MEETS

REALITY

ACCOMMODATION OVERVIEW

TOTAL AREA GIA SQ FT
1,178,880



[CLICK TO VIEW DETAILED ACCOMMODATION SPECS](#)

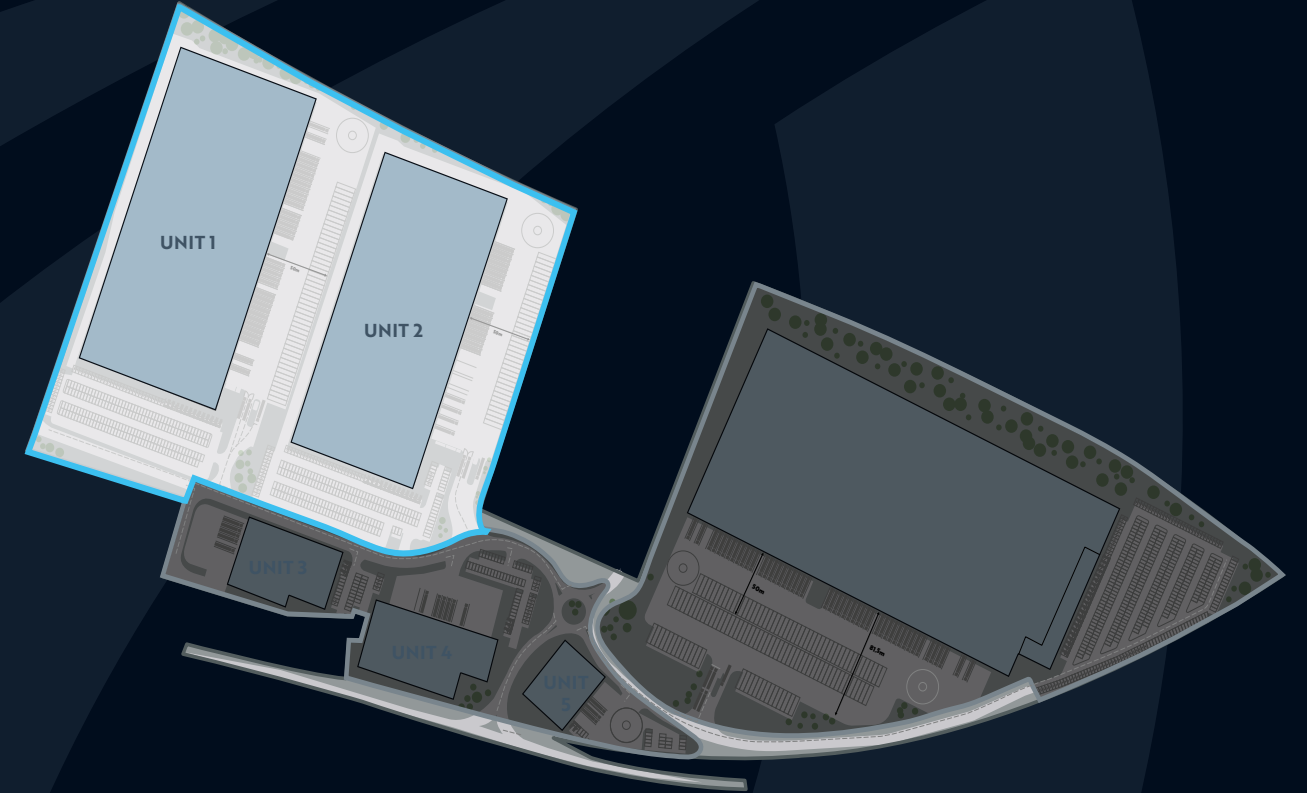
[CLICK TO VIEW CGI'S](#)

PHASE 1: AVAILABLE Q3 2022



UNIT 1	SQ FT
WAREHOUSE AREA	279,130
OFFICE	18,070
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA GIA	300,000
HAUNCH HEIGHT	18m
LEVEL ACCESS DOORS	4
LOADING DOCKS	30
HGV PARKING	46
CAR PARKING SPACES	243
CYCLE SPACES	88
EV CHARGING POINTS	43
YARD DEPTH	50m
FLOOR LOADING	50 KN/m ²
POWER SUPPLY	1,800 kVA

UNIT 2	SQ FT
WAREHOUSE AREA	237,500
OFFICE	15,000
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA GIA	255,300
HAUNCH HEIGHT	15m
LEVEL ACCESS DOORS	6
LOADING DOCKS	16
HGV PARKING	37
CAR PARKING SPACES	248
CYCLE SPACES	88
EV CHARGING POINTS	46
YARD DEPTH	50m
FLOOR LOADING	50 KN/m ²
POWER SUPPLY	1,000 kVA

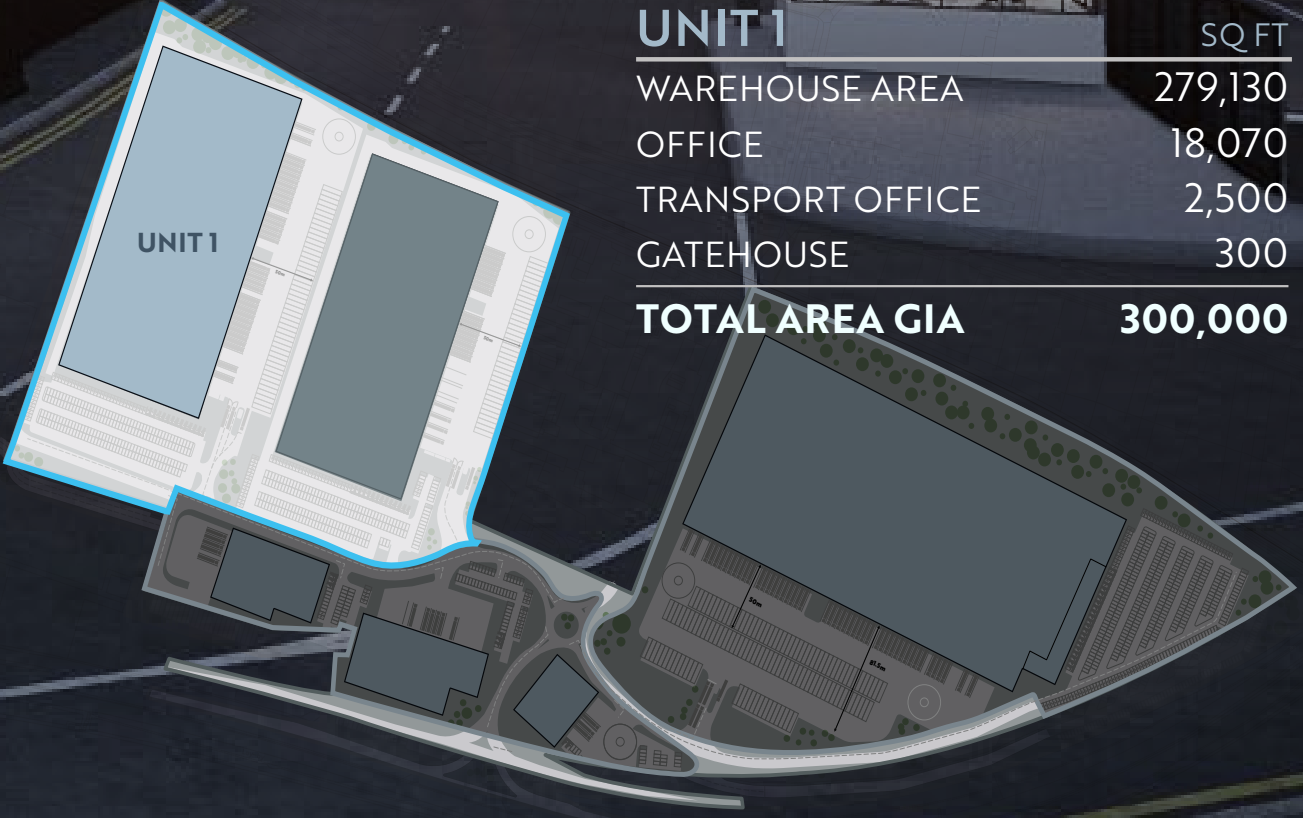


SPECIFICATION

WAREHOUSE		EXTERNAL		OFFICES	
50 kN/m ² Floor Loading	EPC A Rating	50m Yard Depth	Secured Entrances Independent Gates	LED Lighting with Smart Control	Grade A Open Plan Office
BREEAM 'Excellent' Rating	15% Roof Lights to Warehouse	Chill ready facility	Perimeter Paladin Estate Fencing	VRF Heating and Comfort Cooling	Double Height Glazed HQ Reception



EQ

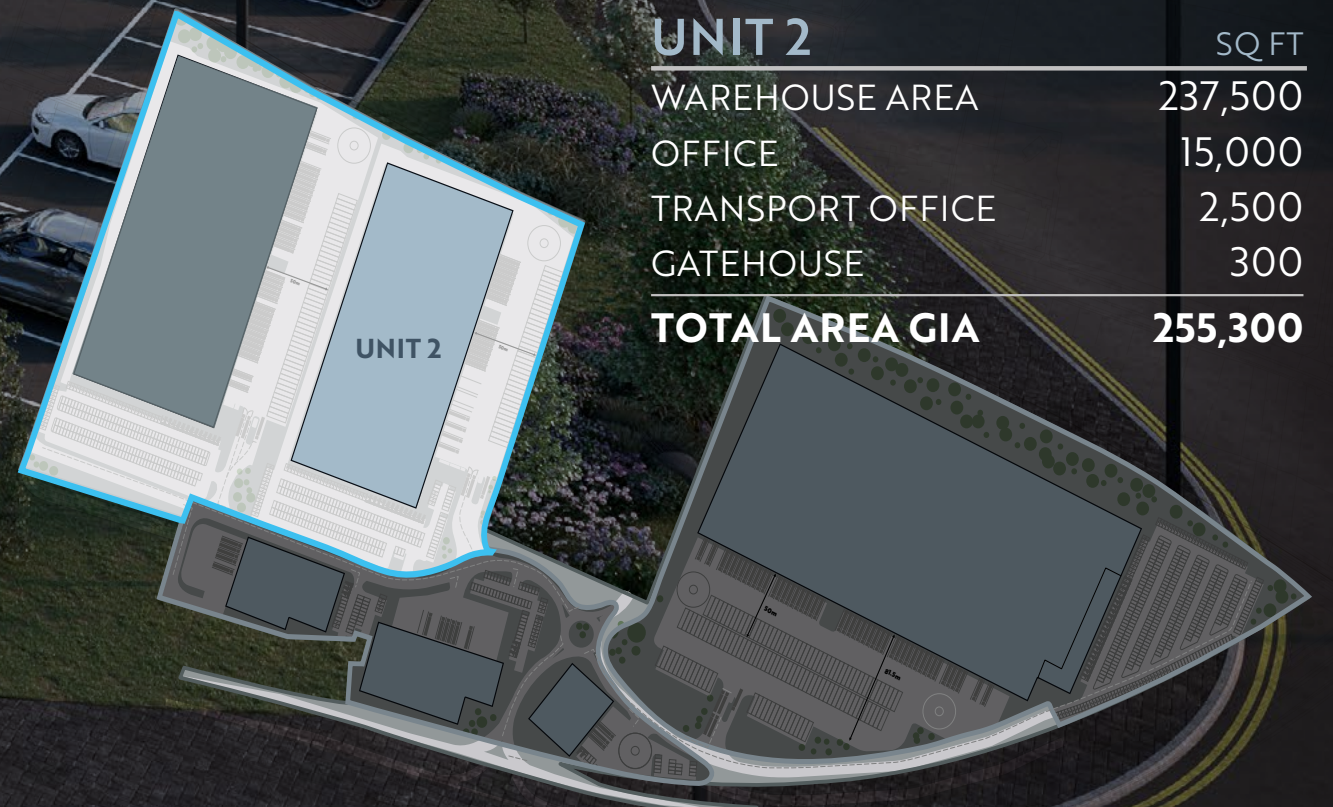


UNIT 1	SQ FT
WAREHOUSE AREA	279,130
OFFICE	18,070
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA GIA	300,000



UNIT 2

	SQ FT
WAREHOUSE AREA	237,500
OFFICE	15,000
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA GIA	255,300



PHASE 1: AVAILABLE Q3 2022

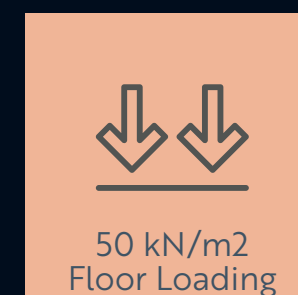
SPECIFICATION

UNIT 3	SQ FT
WAREHOUSE AREA	39,050
OFFICE	5,405
TOTAL AREA GIA	44,455
HAUNCH HEIGHT	10m
LEVEL ACCESS DOORS	1
LOADING DOCKS	4
CAR PARKING SPACES	36
CYCLE SPACES	24
EV CHARGING POINTS	7
YARD DEPTH	40m
FLOOR LOADING	50 KN/m ²
POWER SUPPLY	325 kVa

UNIT 4	SQ FT
WAREHOUSE AREA	47,750
OFFICE	6,040
TOTAL AREA GIA	53,790
HAUNCH HEIGHT	10m
LEVEL ACCESS DOORS	2
LOADING DOCKS	4
CAR PARKING SPACES	59
CYCLE SPACES	26
EV CHARGING POINTS	12
YARD DEPTH	40m
FLOOR LOADING	50 KN/m ²
POWER SUPPLY	375 kVa

UNIT 5	SQ FT
WAREHOUSE AREA	22,250
OFFICE	3,085
TOTAL AREA GIA	25,335
HAUNCH HEIGHT	8m
LEVEL ACCESS DOORS	1
LOADING DOCKS	2
CAR PARKING SPACES	20
CYCLE SPACES	16
EV CHARGING POINTS	4
YARD DEPTH	50m
FLOOR LOADING	50 KN/m ²
POWER SUPPLY	225 kVa

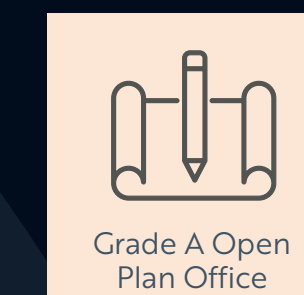
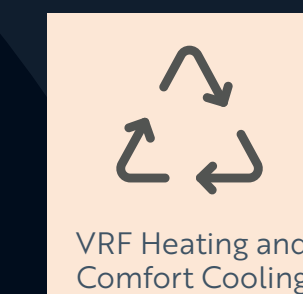
WAREHOUSE



EXTERNAL



OFFICES





UNIT 3	SQ. FT.
WAREHOUSE AREA	39,050
OFFICE	5,405
TOTAL AREA GIA	44,455

UNIT 4	SQ. FT.
WAREHOUSE AREA	47,750
OFFICE	6,040
TOTAL AREA GIA	53,790

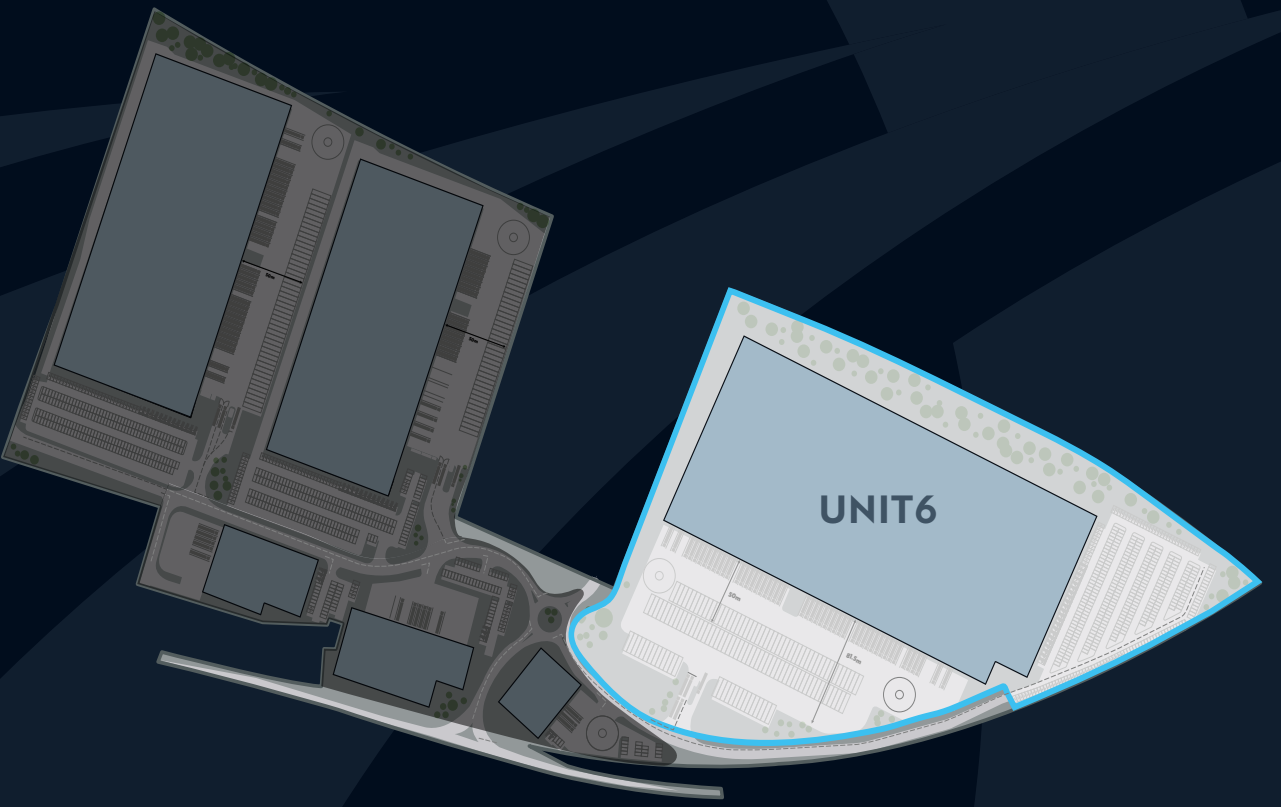
UNIT 5	SQ. FT.
WAREHOUSE AREA	22,250
OFFICE	3,085
TOTAL AREA GIA	25,335



PHASE 2: AVAILABLE Q2 2023

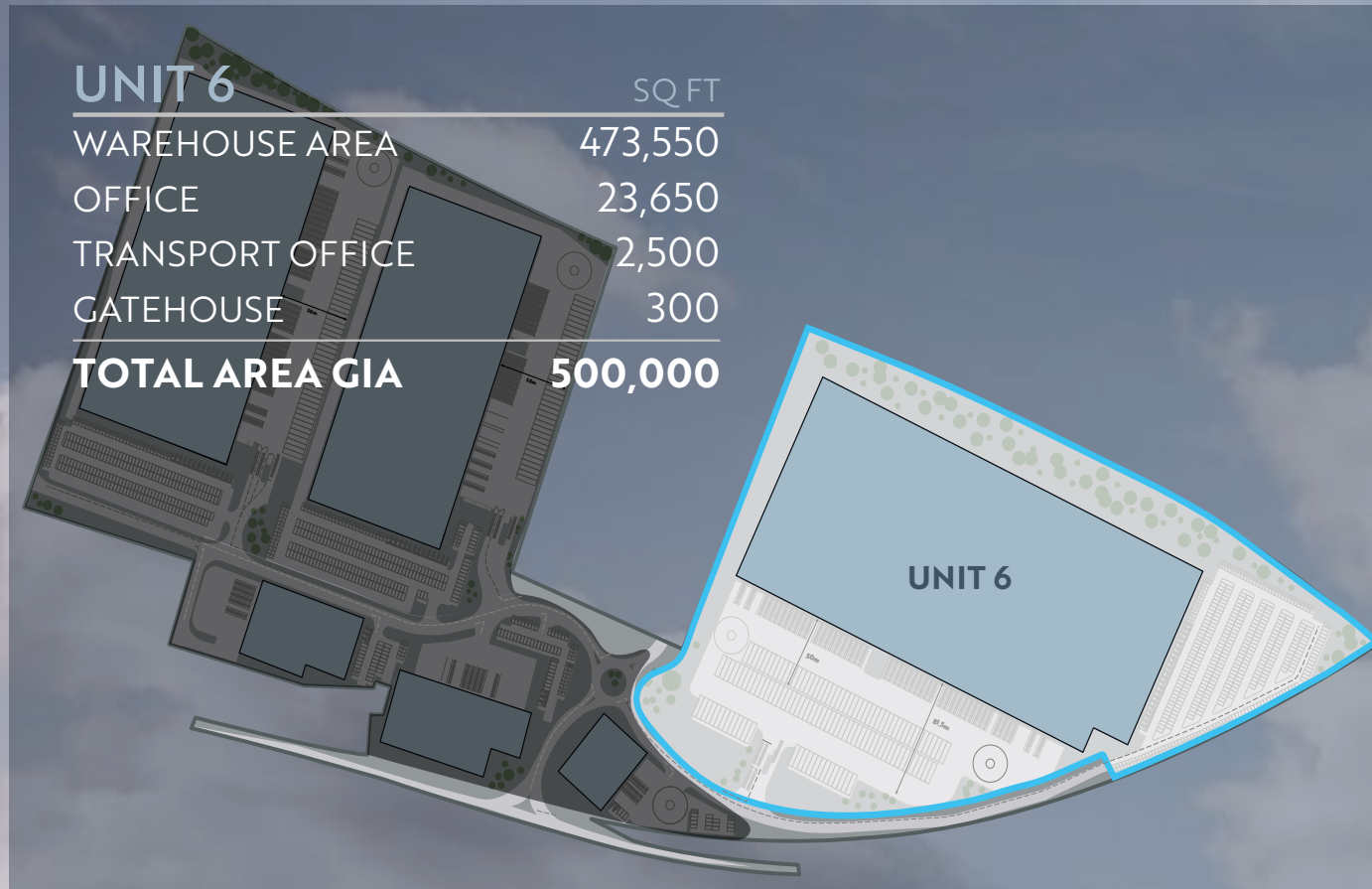


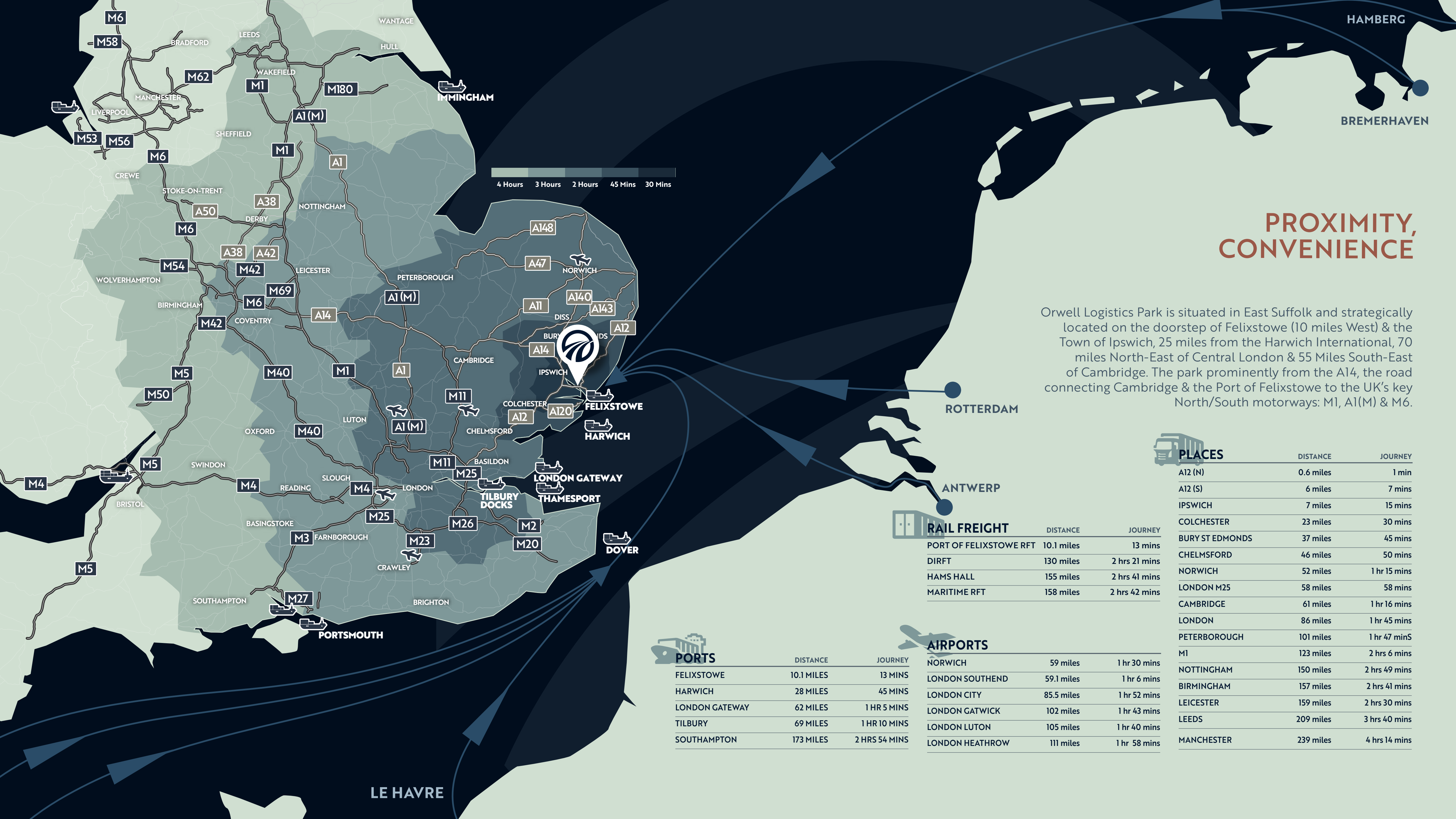
UNIT 6		UNIT 6	
	SQ FT		
WAREHOUSE AREA	473,550	HAUNCH HEIGHT	18m
OFFICE	23,650	LEVEL ACCESS LOADING DOORS	4
TRANSPORT OFFICE	2,500	LOADING DOCKS	40
GATEHOUSE	300	HGV PARKING	120
TOTAL AREA GIA	500,000	CAR PARKING SPACES	424
		CYCLE SPACES	220
		ELECTRIC CAR CHARGING POINTS	43
		YARD DEPTH	81.5, 50m
		FLOOR LOADING	50 KN/m2
		POWER SUPPLY	3,315 kVa



SPECIFICATION

WAREHOUSE		EXTERNAL		OFFICES	
50 kN/m2 Floor Loading	EPC A Rating	81.5M	Secured Entrances Independent Gates	LED Lighting with Smart Control	Grade A Open Plan Office
BREEM 'Excellent' Rating	15% Roof Lights to Warehouse	Chill ready facility	Perimeter Paladin Estate Fencing	VRF Heating and Comfort Cooling	Double Height Glazed HQ Reception





PROXIMITY, CONVENIENCE

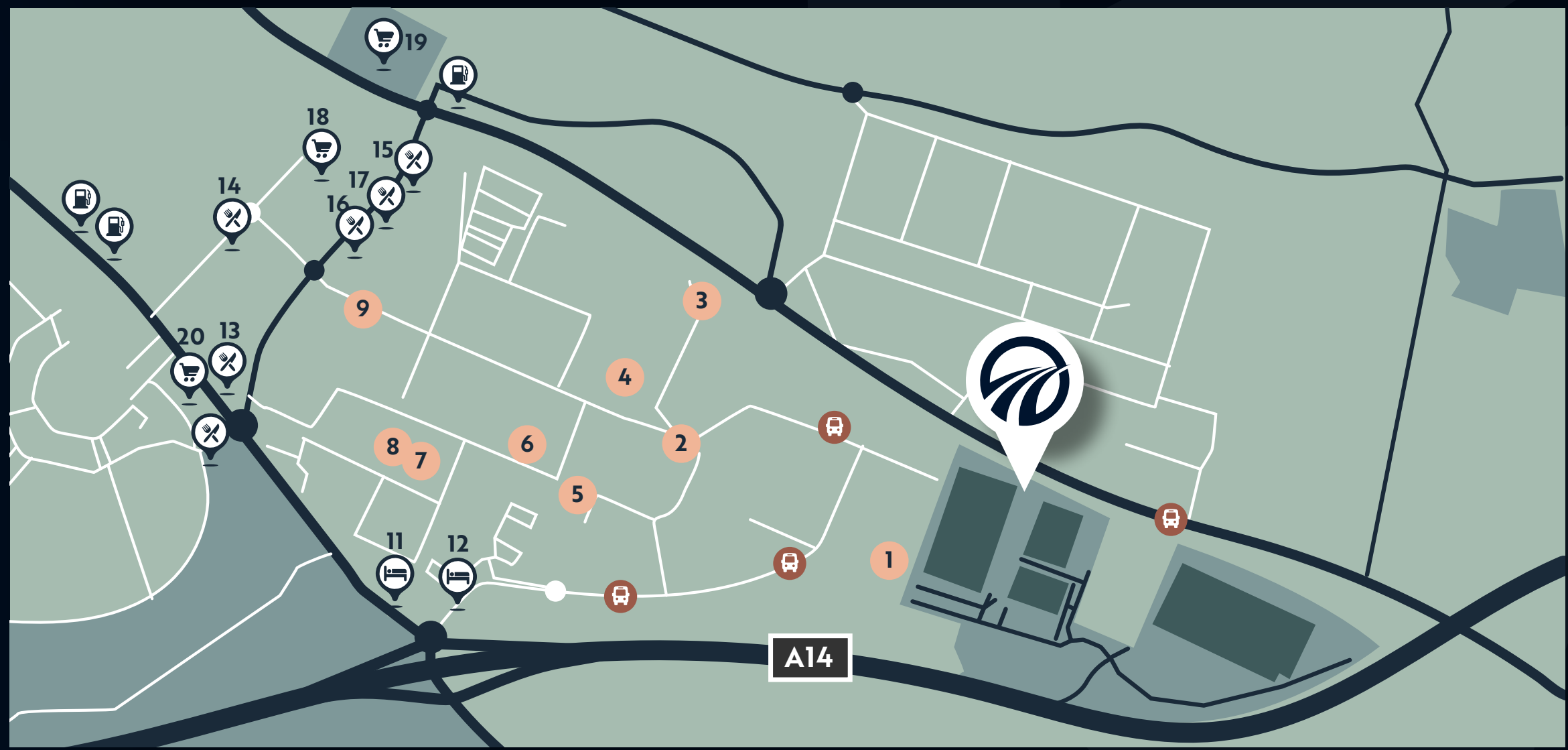
Orwell Logistics Park is situated in East Suffolk and strategically located on the doorstep of Felixstowe (10 miles West) & the Town of Ipswich, 25 miles from the Harwich International, 70 miles North-East of Central London & 55 Miles South-East of Cambridge. The park prominently from the A14, the road connecting Cambridge & the Port of Felixstowe to the UK's key North/South motorways: M1, A1(M) & M6.

PORTS	DISTANCE	JOURNEY
FELIXSTOWE	10.1 MILES	13 MINS
HARWICH	28 MILES	45 MINS
LONDON GATEWAY	62 MILES	1 HR 5 MINS
TILBURY	69 MILES	1 HR 10 MINS
SOUTHAMPTON	173 MILES	2 HRS 54 MINS

RAIL FREIGHT	DISTANCE	JOURNEY
PORT OF FELIXSTOWE RFT	10.1 miles	13 mins
DIRFT	130 miles	2 hrs 21 mins
HAMS HALL	155 miles	2 hrs 41 mins
MARITIME RFT	158 miles	2 hrs 42 mins

AIRPORTS	DISTANCE	JOURNEY
NORWICH	59 miles	1 hr 30 mins
LONDON SOUTHEND	59.1 miles	1 hr 6 mins
LONDON CITY	85.5 miles	1 hr 52 mins
LONDON GATWICK	102 miles	1 hr 43 mins
LONDON LUTON	105 miles	1 hr 40 mins
LONDON HEATHROW	111 miles	1 hr 58 mins

PLACES	DISTANCE	JOURNEY
A12 (N)	0.6 miles	1 min
A12 (S)	6 miles	7 mins
IPSWICH	7 miles	15 mins
COLCHESTER	23 miles	30 mins
BURY ST EDMONDS	37 miles	45 mins
CHELMSFORD	46 miles	50 mins
NORWICH	52 miles	1 hr 15 mins
LONDON M25	58 miles	58 mins
CAMBRIDGE	61 miles	1 hr 16 mins
LONDON	86 miles	1 hr 45 mins
PETERBOROUGH	101 miles	1 hr 47 minS
M1	123 miles	2 hrs 6 mins
NOTTINGHAM	150 miles	2 hrs 49 mins
BIRMINGHAM	157 miles	2 hrs 41 mins
LEICESTER	159 miles	2 hrs 30 mins
LEEDS	209 miles	3 hrs 40 mins
MANCHESTER	239 miles	4 hrs 14 mins



DEMOGRAPHICS*

116,192

Economically active workforce within a **15m Drive**

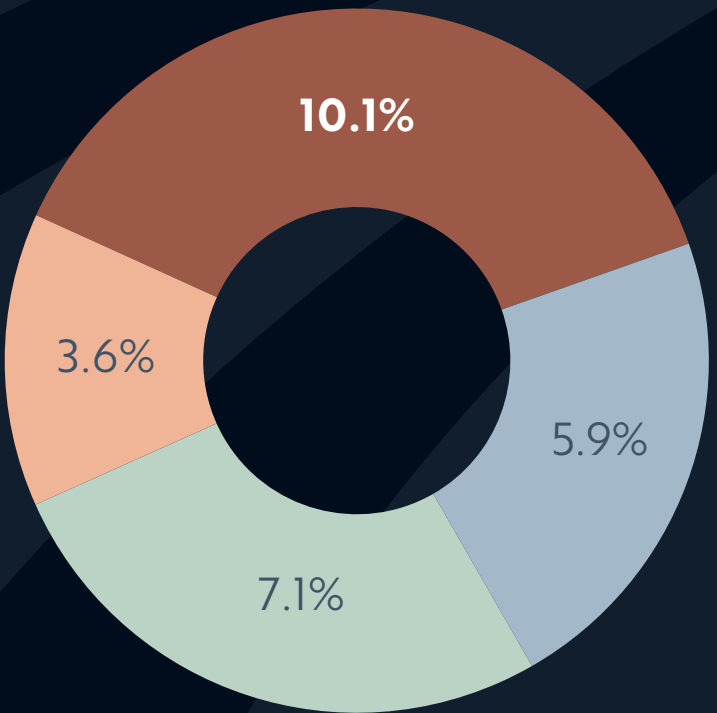
224,019

Economically active workforce within a **30m Drive**

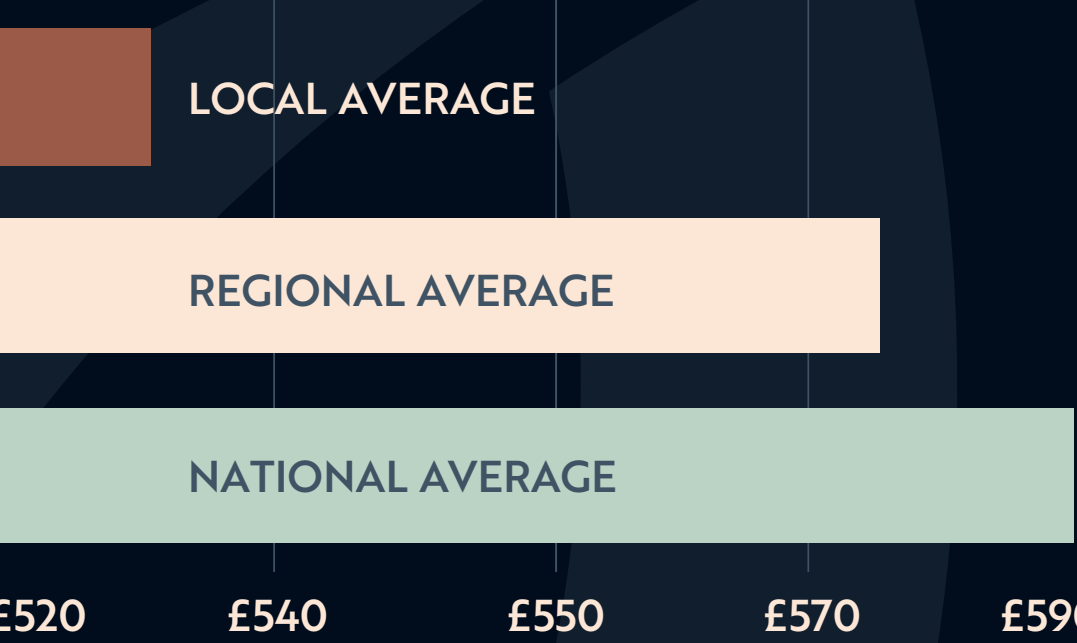
*SOURCE CACI / ONS

EMPLOYEES WORKING IN STORAGE & TRANSPORT

- LOCAL TO OLP
- NATIONAL AVERAGE
- COMPETING SCHEMES 1
- COMPETING SCHEMES 2



WEEKLY EMPLOYEE WAGE



WEEKLY WAGE

LOCAL OCCUPIERS & AMENITIES

- | | | |
|-----------------------------------|---------------------------|-----------------|
| 1 BASETEK | 7 BRUNEL GLOBAL SOLUTIONS | 14 COSTA COFFEE |
| 2 PARCELFORCE WORLDWIDE | 8 SCREWFIX | 15 BURGER KING |
| 3 GMA WAREHOUSING & TRANSPORT LTD | 9 MAREXPORT UK LTD | 16 NANDO'S |
| 4 BUILDBASE IPSWICH | 10 HOLIDAY INN IPSWICH | 17 WAITROSE |
| 5 MENZIES DISTRIBUTION LTD | 11 PREMIER INN IPSWICH | 18 SAINSBURY |
| 6 DEBACH ENTERPRISES LTD | 13 MCDONALD'S | 19 LIDL |

SUSTAINABILITY FEATURES

<p>BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)</p> <p>'Excellent' Rating</p>	<p>ENERGY PERFORMANCE CERTIFICATE</p> <p>A Rating for excellent energy performance.</p>	<p>NATURAL LIGHT</p> <p>Optimised use of natural light with 15% roof lights and excellent office visibility.</p>	<p>RENEWABLE TECHNOLOGIES</p> <p>Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.</p>
<p>RESPONSIBLE SOURCING</p> <p>Assured construction materials with low environmental, economic and social impact.</p>	<p>ELECTRIC VEHICLE CHARGING</p> <p>155 charging points provided with provision to future-proof occupier fleet requirements.</p>	<p>WATER REGULATION TECHNOLOGIES</p> <p>Efficient sanitary-ware with low flow rates to reduce water consumption.</p>	<p>SUSTAINABLE MATERIALS</p> <p>Reduce energy consumption and environmental impact over the life cycle of the building.</p>
<p>BICYCLE SPACES</p> <p>462 spaces in covered shelters encourages environmental travel.</p>	<p>CHRONUS CLADDING</p> <p>Superior energy performance offering flexibility to accommodate chill refrigerated facilities without modification from 0 C – 8 C.</p>	<p>ENERGY METERING TECHNOLOGY</p> <p>Allows occupiers to pro-actively manage their energy consumption.</p>	<p>LED LIGHTING</p> <p>Enables 75% less energy consumption and 25 times more durability than incandescent lighting.</p>

PORT OF FELIXSTOWE

The Port of Felixstowe is located only **10 miles** (13 minutes) away and is the UK's largest & busiest container port, capturing **48%** of the nations containerised trade.

<p>Busiest port in the UK</p>	<p>8th busiest port in Europe</p>
<p>Over 4 million containers (TEUs) handled per annum</p>	<p>43rd busiest port in the world</p>
<p>Over 3,000 ships per annum</p>	<p>Connectivity to over 700 ports in the world</p>
<p>3,500 employees</p>	<p>Largest Deepwater port in the UK</p>

A PROVEN PARTNERSHIP

BentallGreenOak

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed 56 million sq ft of warehousing throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

EQUATION
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

FOR FURTHER INFORMATION PLEASE
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A development by
EQUATION **BentallGreenOak**

Orwell Logistics Park
A14 Westbound, Ipswich, Felixstowe, IP10 0DD
United Kingdom



TEMPERATURE CONTROLLED (CHILL) READY FACILITY.

CA TWIN-THERM® CHRONUS

Orwell Logistics Park has been specifically designed to offer occupiers enhanced flexibility through the implementation of innovative technologies.

The facilities will utilise the cutting-edge CA Twin-Therm® Built Up Roof and Wall system combined with the advanced CA Twin-climate control. This entails that the every unit is ready to meet chill/refrigerated and ambient requirements.



Internal temperatures achieved of 0-2°C up to 5-8°C



Enhanced EPC Rating



Enhanced air permeability to achieve 'chill store' requirements



Low CO² Emissions to reduce cost



Superior environment suitable for a range of products and opportunities



Improved energy conservation, with air tightness ratings of between 1.0 and 2.0m³/hr/m²

A development by

EQUATION
PROPERTIES

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ORWELL
LOGISTICS PARK
FELIXSTOWE A14 IP10 0DD