

IPSWICH

TO LET

Open Storage Land

Ipswich, IP2 8NB

Available Property

Road, rail and sea connectivity

Close proximity to Ipswich city centre, the A14 and A12

Range of opportunities available



Opportunity

The Port provides multimodal facilities, including 1,800m of berths and a direct rail connection.

ABP has invested significantly in the port over the past few years, modernising infrastructure to supply customers with specialist storage solutions and handling equipment. Existing occupiers on the Port include Tarmac, Brett Aggregates, Cofco International, and Clarkson Port Services.

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 and M11.

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.

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

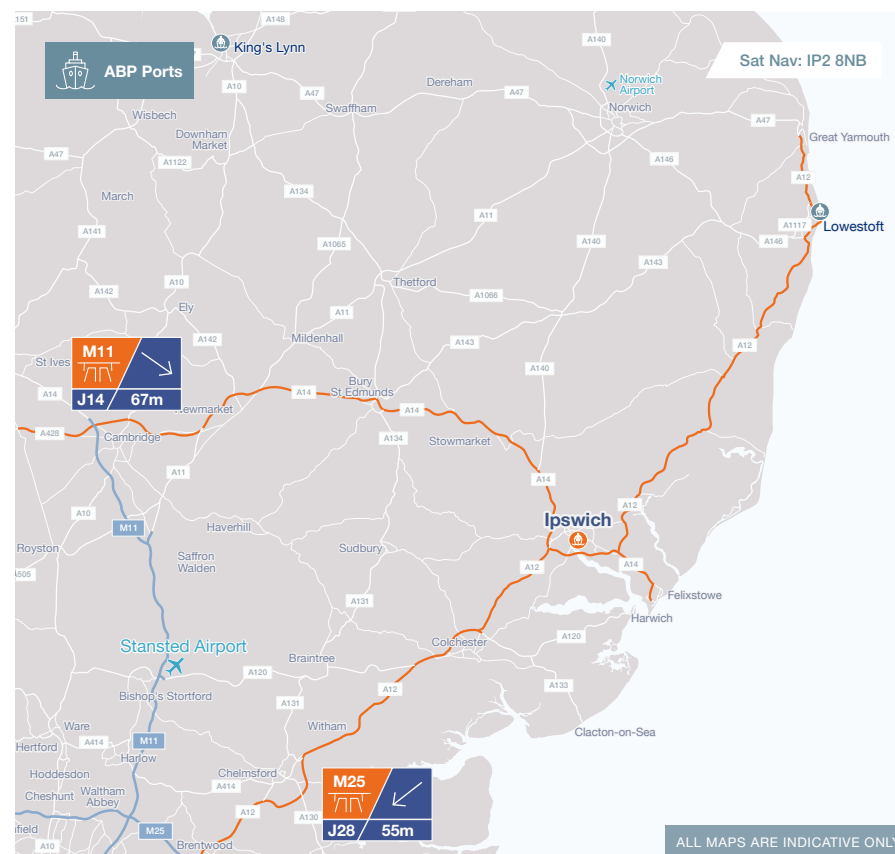
Beam: no restrictions

Length: 155m

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

Potential Uses

- + Industrial
- + Logistics
- + Warehousing
- + Distribution
- + Open storage



ALL MAPS ARE INDICATIVE ONLY

Port of Ipswich Opportunities



ALL ANNOTATIONS ARE INDICATIVE ONLY.

Land Space Funding

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 and as per the insert schedule.

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.

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



Dominic Towler

E: dominic.towler@cushwake.com

T: +44 (0)1217 105 651



Vanessa Penn

E: vanessa@penncommercial.co.uk

M: 07721 922 946

Every effort has been made to ensure that the information contained in this document is correct and is believed to be so at the date of publication. Associated British Ports accepts no responsibility or liability for the accuracy of this document. The descriptions, measurements and/or area sizes contained therein are included as a general outline only, for the guidance of intended purchasers or lessees, and do not form part of any contract. Photographs and site or development land plans are indicative only.

17060.001 March 2023



Derek Read

E: derek.read@abports.co.uk

T: 01473 231 010

M: 07759 524 650

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.

abports.co.uk