





/ DESCRIPTION

The site comprises 8.26 acres of open storage land which benefits from the following specification:

TARMAC SURFACE

HIGH MAST LIGHTING TOWERS

HGV ACCESS

24/7 PORT SECURITY



SERVICES

Can be made available subject to requirements.

✓ PORT CAPABILITIES

Vessel Size (Max)

Length 155.0 metres Beam No restrictions Draft 8.4 metres

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 - 1.5 miles / 2.4 km A14 / A12 - 3.8 miles / 6.1 km M25 J28 - 55 miles / 88.7 km A1 / A14 J22 - 76.1 miles / 122.5 km



SEA

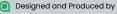
Rotterdam Zeebrugge Antwerp Hamburg Nautical Miles 130 150 150 Eco based on 9 knots 15 hrs 17 hrs 17 hrs 41 hrs 29 hrs Best based on 13 knots 10 hrs 12 hrs 12 hrs



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.

JLL. Penn Commercial and Savills has any authority to make or give any representation or warranty in relation to this property. Un stated prices and rents quoted are exclusive of VAT. The date of this publication is October 2025





✓ VAT

VAT will be charged on all costs.

✓ 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.

VIEWING

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



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