

Industrial

TO LET: Covered quayside storage, approx. 47,468 sq ft (4,410 sq m)



**Shed 10, ABP Port of Ipswich, West Bank Terminal,
Wherstead Road, Ipswich, Suffolk IP2 8NB**

Total Area approx. 47,468 sq ft (4,410 sq m)

- **Quayside location with water and power supplies**
- **Covered storage, 51m eaves, 8.2m haunch**
- **Close proximity to Ipswich town centre, the A14 and A12**
- **To let on flexible new lease terms**

Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A14, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

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.

The Port of Ipswich 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).

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.

Description

Covered quayside storage to let. The area extends to approximately 47,468 Sq Ft (4,410 Sq M).

The area offers covered 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.

Accommodation (all areas are approximate)

The premises provide the following approximate floor areas on a Gross Internal Area (GIA) basis:

Covered Yard	47,468 Sq Ft (4,410 Sq M)
Height to Eaves	5.1m
Height to Haunch	8.2m

There is a loading door to the rear end of the cover, with approximately half of the area also benefits from walls.



Services and 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.

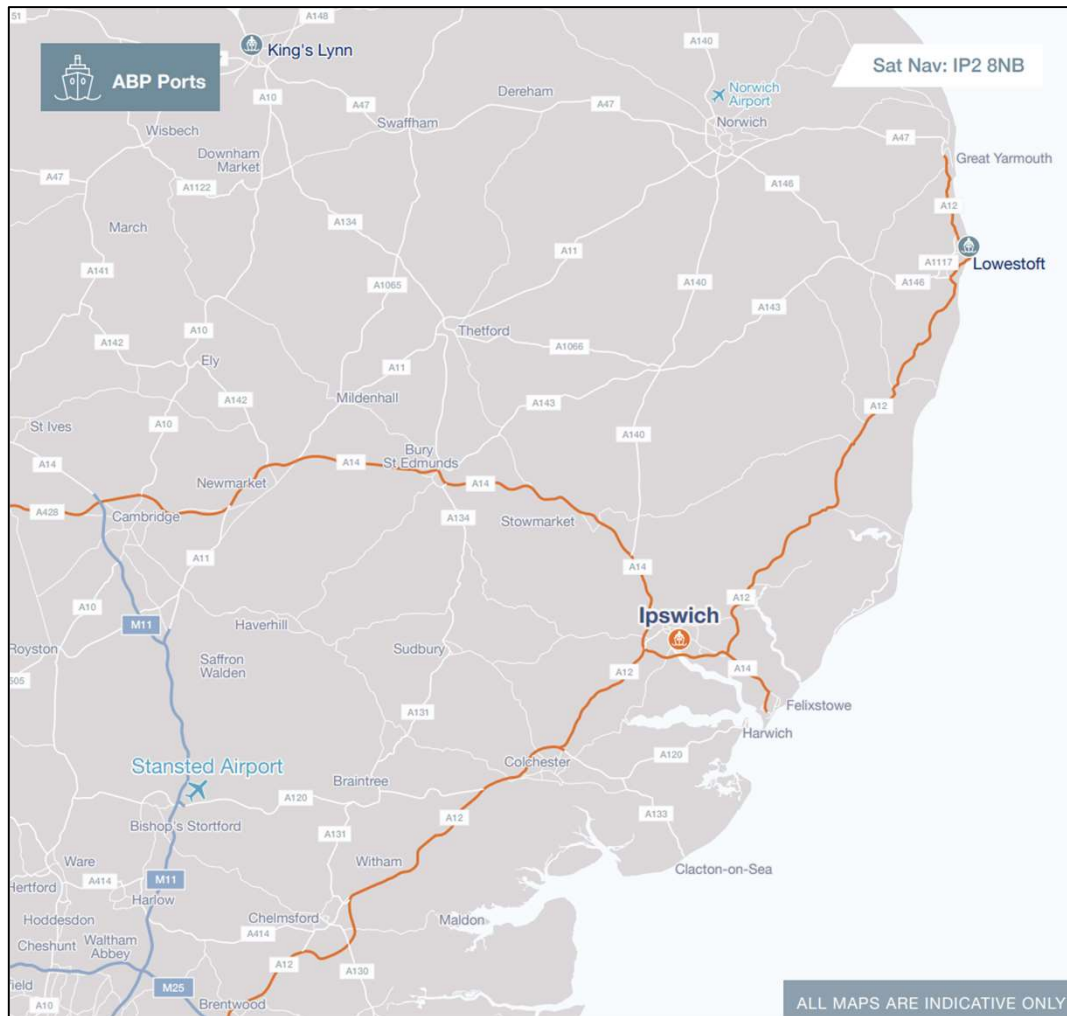
Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Terms & Tenure

The area is available on flexible terms, which are to be agreed direct with the Landlord.

For more information, please do contact Penn Commercial.



Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

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