



PORT ONE

LOGISTICS PARK

Ipswich





Bespoke Warehousing Solutions for Your Unique Needs

Our forward-thinking logistics park is designed to improve supply chain operations, minimize transit times, and meet the operational demands of modern businesses.

Unparalleled Flexibility

Port One Logistics Park is designed to deliver tailored solutions efficiently. With units built and operational within just 9 months from concept to completion, we help businesses streamline operations and adapt swiftly to changing market conditions.

VNA High-Density Warehousing

Our state-of-the-art VNA storage solutions are tailored to your specific requirements. With an impressive eaves height exceeding 15 meters, we maximize storage capacity and ensure operational efficiency for your business.

Built to Suit - Off Plan

Our warehousing solutions are not one-size-fits-all. We customise our services to meet your specific business requirements, ensuring maximum efficiency.



15m+ Clear Height



High Density Potential



Bespoke Solutions



Open 365 Days 24/7

Save over 200% per pallet per week.*

Location	Pallets	Shunt Cost	Cost/Pallet/Week
Port One	30,840	£80	£1.48
Lutterworth	29,298	£600	£4.22
Reading	29,298	£750	£4.48
Manchester	29,298	£850	£4.85
Birmingham	29,298	£650	£4.11

*Based on 5 pallet stock rotations per annum and using haulage pricing data from Q4 2024.

Port One is a Freeport East Custom Site

Your Gateway to a Seamless Global Supply Chains

Located within the Freeport East Zone, Port One Logistics Park offers unique advantages, including tax benefits, customs facilitations and enhanced trade opportunities. Our strategic position allows businesses to streamline operations, reducing costs and accelerating access to international markets.

60%

OF ALL FAR EASTERN SHIPPING LINES COME INTO FELIXSTOWE PORT

FELIXSTOWE

19.8

MILES TO PORT ONE

- Britain's largest port since 1981
- 4 Million TEU handled per year
- Over 3,000 ships per annum
- Largest deep-water port in the UK
- Busiest port in the UK
- 8th busiest port in Europe.



Sustainable Initiatives

30MW+

OF ON-SITE POWER SUPPLIED THROUGH RENEWABLE WIND FARM AND SOLAR GENERATION



Solar Roofing

Over 50 acres of planned PV roof panels generating 25MW of solar power, which runs everything from warehouse operations to high-speed car charging stations, office lighting, and fork truck operations.



EPC-A

Significant reduction in energy consumption achieved through sustainable practices and technologies implemented at Port One Logistics Park, creating very energy efficient buildings.



Wildlife Conservation

We prioritise nature by committing to plant over 70,000 trees & shrubs, creating ponds for newts, and rejuvenating and maintaining the Gipping Meadow Land. We've also installed bat caves and relocated badger sets to protect local species.

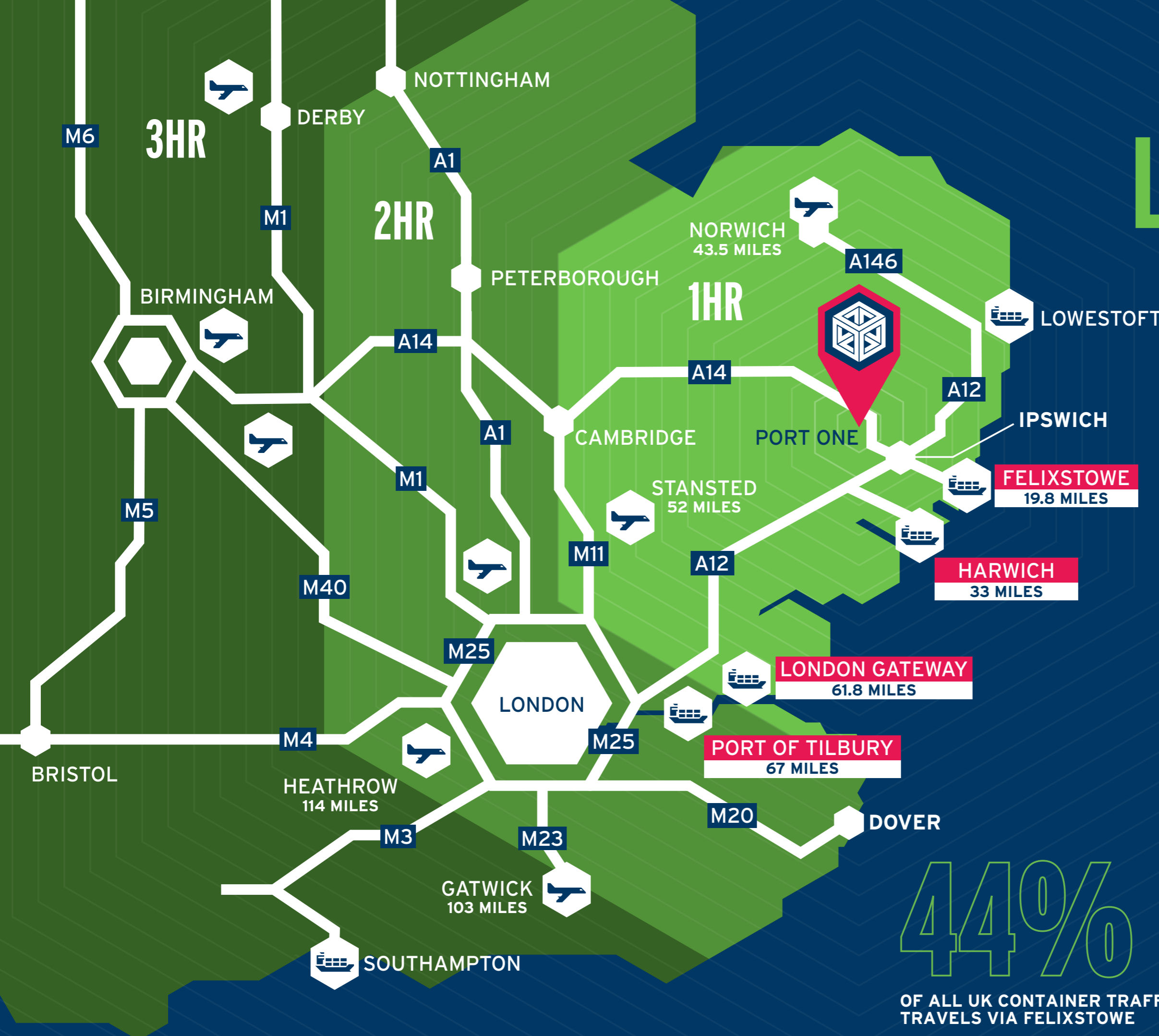


Sizewell C

- 27 Miles from Port One Logistics Park
- The Sizewell C project is expected to cost in excess of £20 billion
- An estimated £200 million of supply chain spend in the local area per year
- £560 Million of wages and £1.5 billion of Gross Value Added (GVA) into the local economy
- Employment on the associated development sites could generate another £60 million of wages and £140 million of GVA.



OPTIMAL LOCATION



RAIL

- Felixstowe is home to the largest rail freight facility in the UK
- Daily services to 17 destinations.



SEA

- Port of Felixstowe 19.8 miles by road
- London Gateway 61.8 miles by road
- Harwich 33 miles by road.



ROAD

Ideally situated just off Junction 52 on the A14, providing quick access to major routes, including the M1 and M25.



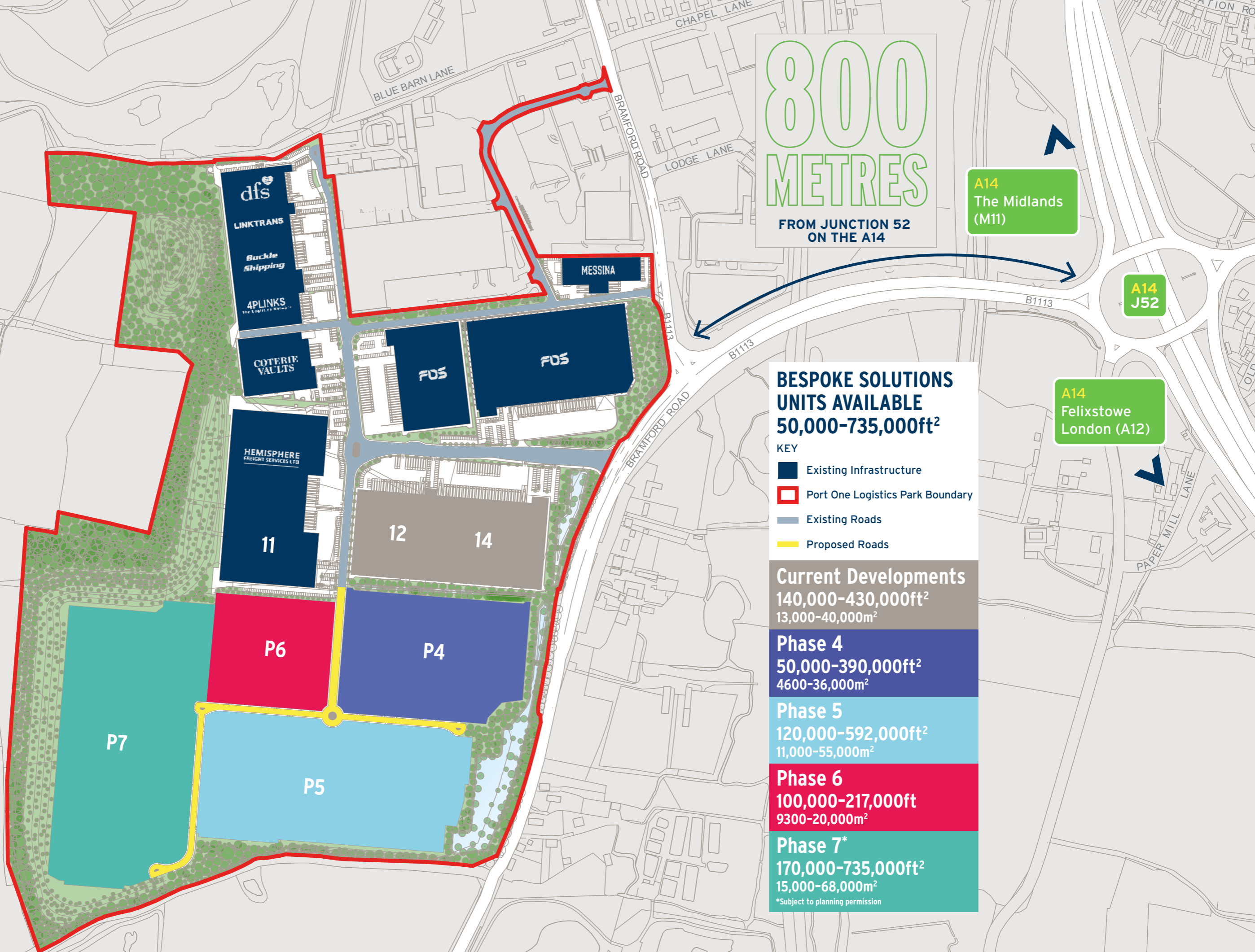
AIR

- London Stansted 52 miles by road
- London Heathrow 114 miles by road
- London Gatwick 103 miles by road.

44%

OF ALL UK CONTAINER TRAFFIC TRAVELS VIA FELIXSTOWE

AVAILABILITY



800 METRES
 FROM JUNCTION 52 ON THE A14

A14
 The Midlands (M11)

A14
 J52

A14
 Felixstowe London (A12)

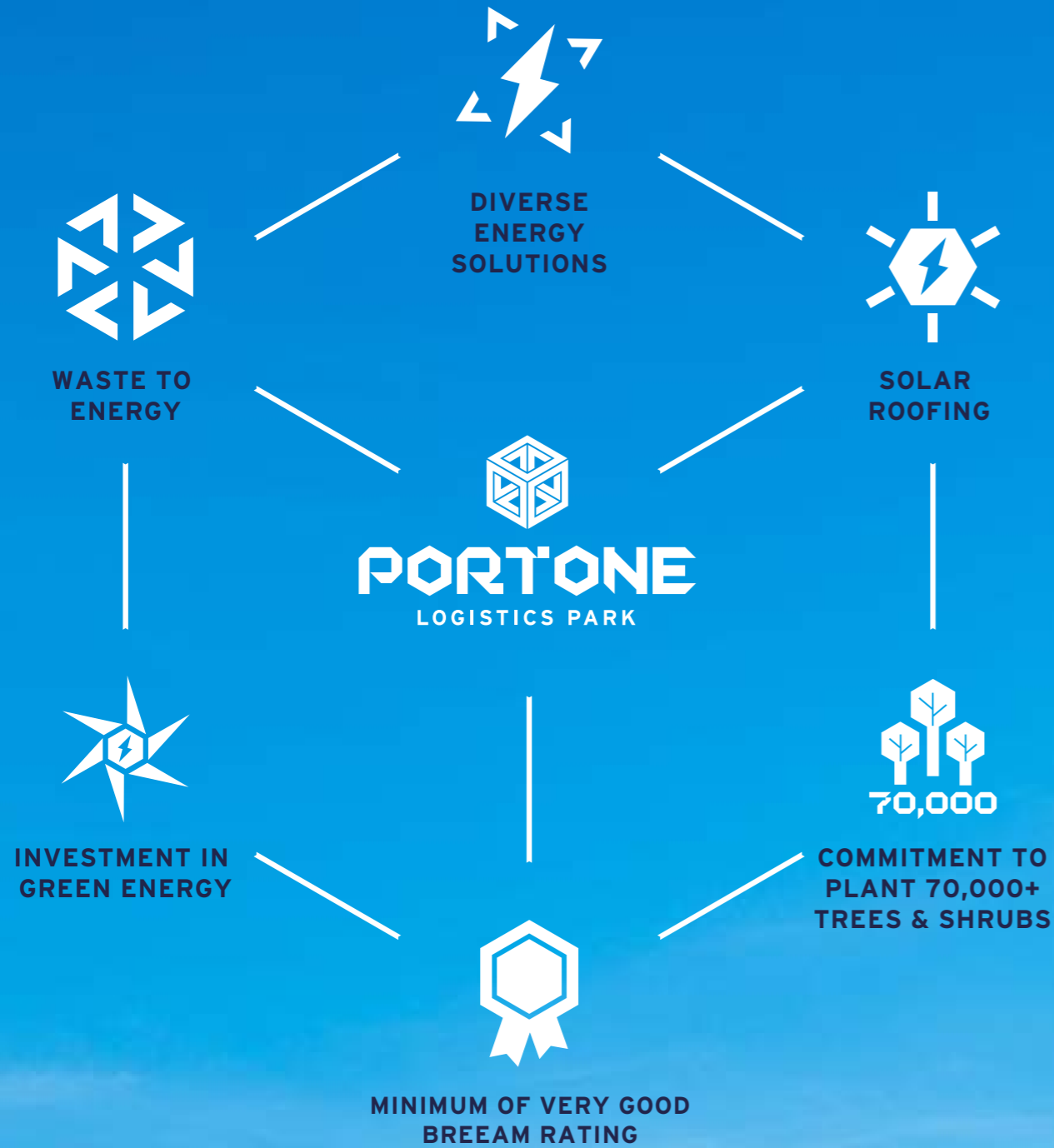
BESPOKE SOLUTIONS UNITS AVAILABLE
 50,000-735,000ft²

- KEY**
- Existing Infrastructure
 - Port One Logistics Park Boundary
 - Existing Roads
 - Proposed Roads

Current Developments	140,000-430,000ft ² 13,000-40,000m ²
Phase 4	50,000-390,000ft ² 4600-36,000m ²
Phase 5	120,000-592,000ft ² 11,000-55,000m ²
Phase 6	100,000-217,000ft ² 9300-20,000m ²
Phase 7*	170,000-735,000ft ² 15,000-68,000m ²

*Subject to planning permission

Sustainable Initiatives



Vision for the Future

As Development Director of Port One Logistics Park, I am excited to outline our vision for the future. With our prime location within the Freeport East Zone and tailored warehousing solutions, we are set to expand to over 200 million cubic feet of storage capacity. We aim to become the UK's largest carbon-neutral logistics park with a certified green concrete solution – the largest of its kind in the UK – utilising 2.7 million tons of on-site aggregate. The site will hopefully offer an adjacent hydrogen manufacturing facility for green hydrogen by 2027 and on-site services for commercial electric vehicles. Our goal is to lead the industry in sustainability and innovation, setting new standards that we hope others will follow.

Ben Shove

Ben Shove, Development Director

Local Economics

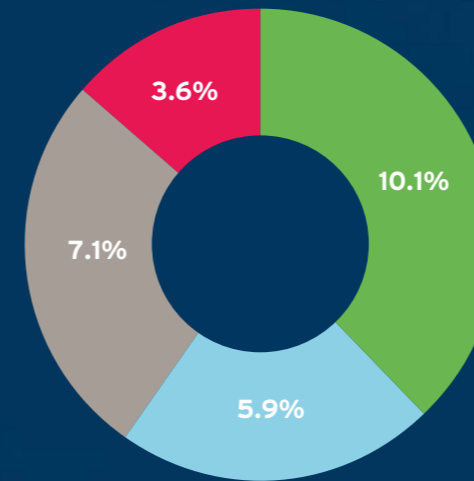
116,192

ECONOMICALLY ACTIVE WORKFORCE WITHIN A 15 MINUTE DRIVE

224,019

ECONOMICALLY ACTIVE WORKFORCE WITHIN A 30 MINUTE DRIVE

EMPLOYEES WORKING IN LOGISTICS



LOCAL TO PORT ONE
COMPETING SCHEMES 1
NATIONAL AVERAGE
COMPETING SCHEMES 2

AVERAGE EMPLOYEES WEEKLY WAGE



Key Take-aways

UK'S LARGEST CARBON NEUTRAL LOGISTICS PARK BY 2028

LOGISTICS PARK BY 2028

50K-735K FT²

UNITS AVAILABLE

HYDROGEN

ADJACENT MANUFACTURING FACILITY OFFERING ABUNDANT SOURCE OF GREEN HYDROGEN BY 2027

24HR

ACCESS INTO FELIXSTOWE WITH EXCEPTIONAL SHUNT VALUE

15M+

CLEAR HEIGHT AVAILABLE FOR RACKED GOODS

44%+

OF THE UK'S CONTAINER TRAFFIC TRAVELS VIA FELIXSTOWE

Please contact our agents for further information



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