



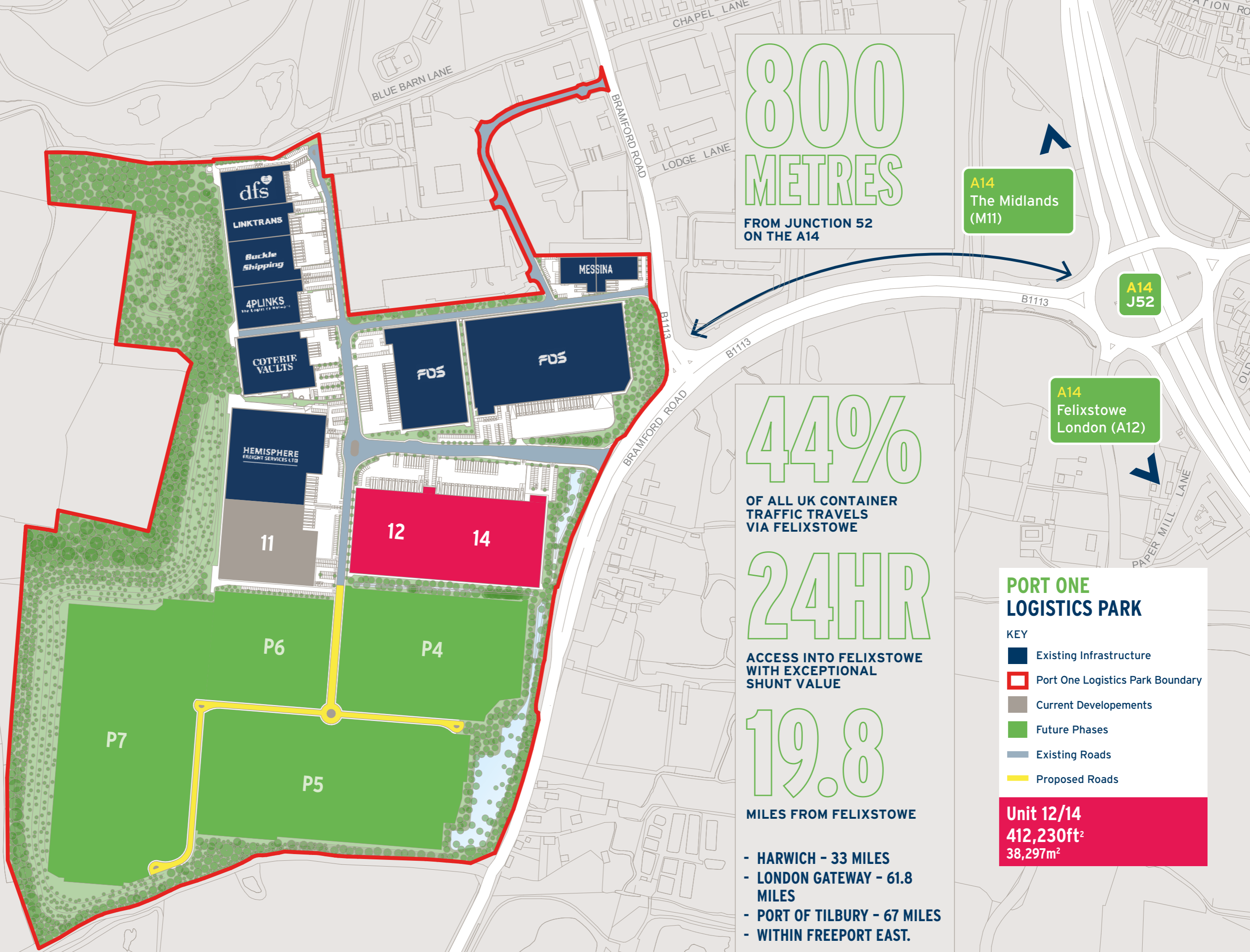
PORTONE
LOGISTICS PARK

UNIT 12 / 14 | 412,230FT² 38,297M²

Optimal Location | Bespoke Solutions | Sustainable Initiatives
IPSWICH, IP6 0RL [///volume.grab.trader](http://volume.grab.trader)



OPTIMAL LOCATION



800 METRES

FROM JUNCTION 52 ON THE A14

A14 The Midlands (M11)

A14 J52

A14 Felixstowe London (A12)

44%

OF ALL UK CONTAINER TRAFFIC TRAVELS VIA FELIXSTOWE

24HR

ACCESS INTO FELIXSTOWE WITH EXCEPTIONAL SHUNT VALUE

19.8

MILES FROM FELIXSTOWE

- HARWICH - 33 MILES
- LONDON GATEWAY - 61.8 MILES
- PORT OF TILBURY - 67 MILES
- WITHIN FREEPORT EAST.

PORT ONE LOGISTICS PARK

- KEY
- Existing Infrastructure
 - Port One Logistics Park Boundary
 - Current Developments
 - Future Phases
 - Existing Roads
 - Proposed Roads

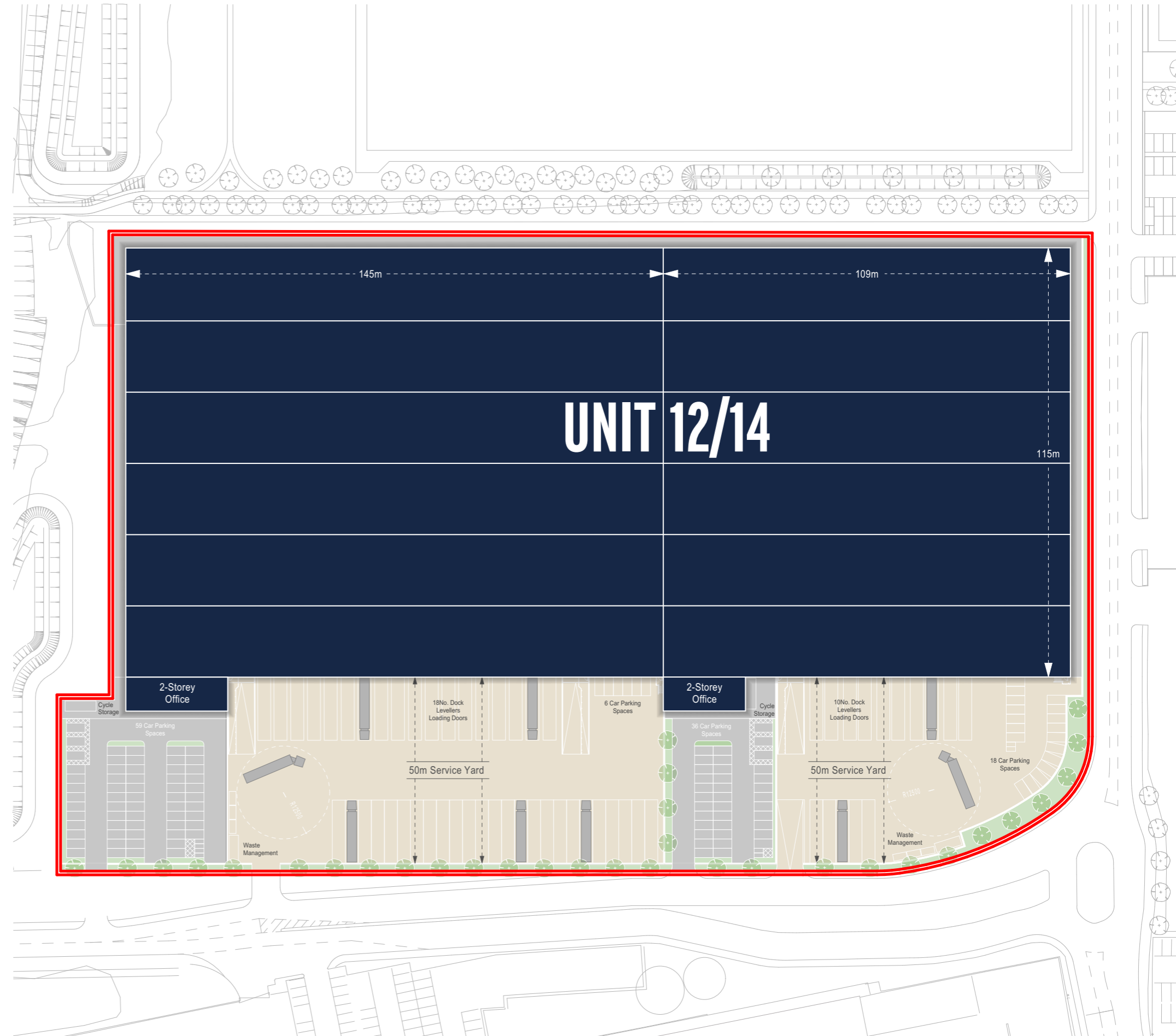
Unit 12/14
412,230ft²
38,297m²

UNIT 12/14

SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	330,076	30,665
MEZZANINE	75,154	6,982
OFFICE	7,000	650
TOTAL	412,230ft²	38,297m²

- Clear eaves height 15m
- BREEAM Very Good
- 50K/Nm² floor loading
- 28 Dock level loading doors
- 3 Level access loading doors
- 90 Car parking spaces (including 6 accessible bays and 18 EV bays)
- 50m Service yard depth
- EPC rating A



MONITORED SECURITY



HIGH DENSITY POTENTIAL



EV CHARGING



BESPOKE SOLUTIONS



ENERGY EFFICIENT



SOLAR ROOFING



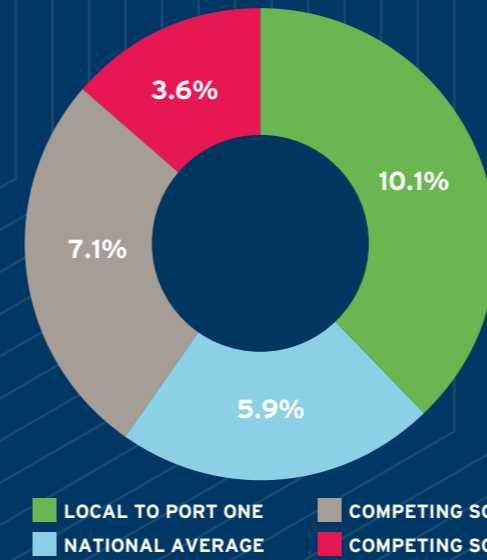
116,192

ECONOMICALLY ACTIVE WORKFORCE WITHIN A 15 MINUTE DRIVE

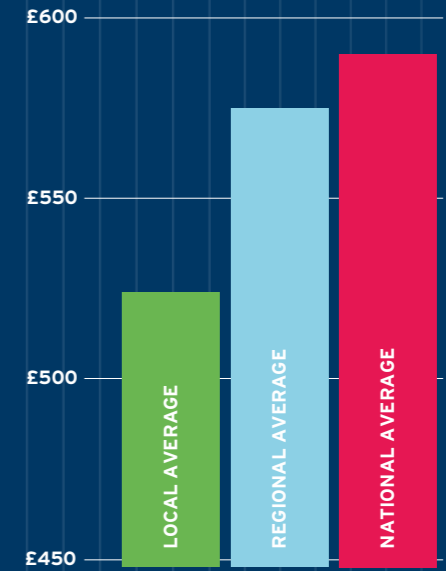
224,019

ECONOMICALLY ACTIVE WORKFORCE WITHIN A 30 MINUTE DRIVE

EMPLOYEES WORKING IN LOGISTICS



AVERAGE EMPLOYEES WEEKLY WAGE



SEA



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

RAIL



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

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

Key Take-aways

UK'S LARGEST CARBON NEUTRAL LOGISTICS PARK BY 2028

B2+B8+E(G) PLANNING USE CLASSES

50K-735K FT² UNITS AVAILABLE

15M⁺ CLEAR HEIGHT AVAILABLE FOR RACKED GOODS

HYDROGEN ADJACENT MANUFACTURING FACILITY OFFERING ABUNDANT SOURCE OF GREEN HYDROGEN BY 2027

3.8M FT² DEVELOPMENT ON 150+ ACRE SITE COVERAGE

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PORT ONE
LOGISTICS PARK

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