



**PORTONE**  
LOGISTICS PARK

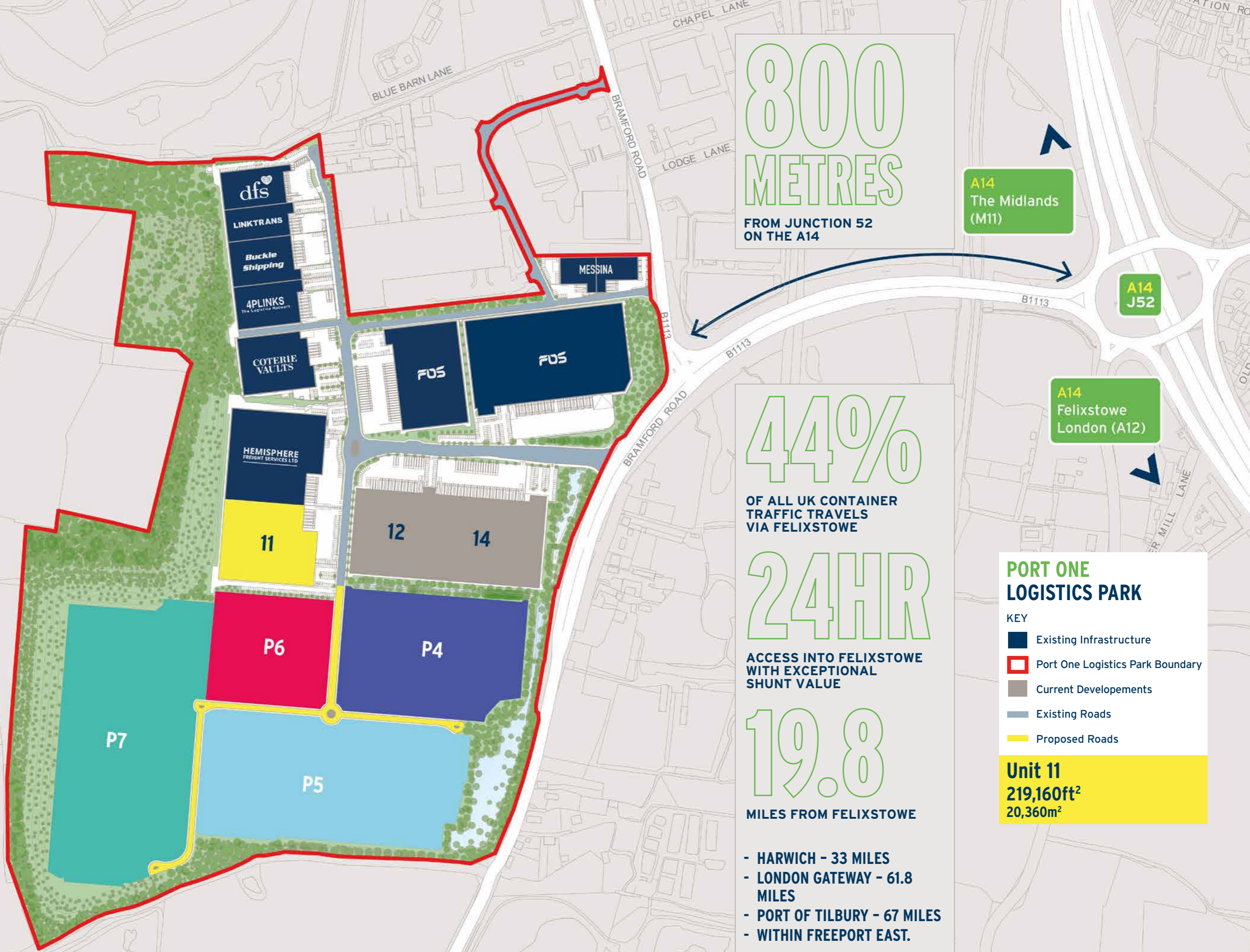
# UNIT 11 | 219,160FT<sup>2</sup> 20,360M<sup>2</sup>

**Optimal Location | Bespoke Solutions | Sustainable Initiatives**  
IPSWICH, IP6 ORL [///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.

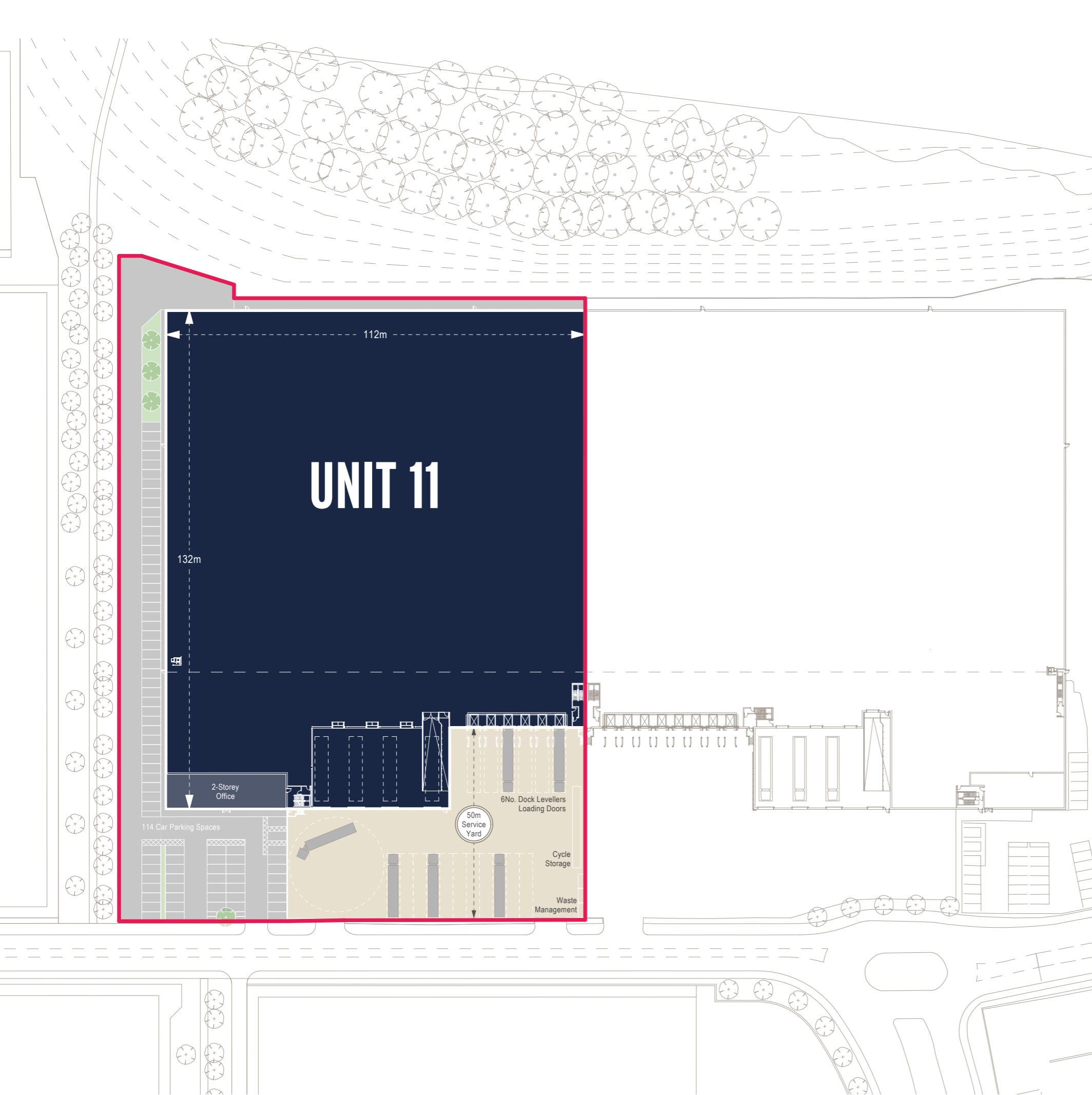
## PORT ONE LOGISTICS PARK

### KEY

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

**Unit 11**  
219,160ft<sup>2</sup>  
20,360m<sup>2</sup>





## UNIT 11 SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	143,080	13,292
MEZZANINE	68,030	6320
OFFICE	8,050	748
<b>TOTAL</b>	<b>219,160ft<sup>2</sup></b>	<b>20,360m<sup>2</sup></b>

- Clear eaves height 15m
- BREEAM Very Good
- 50K/Nm<sup>2</sup> floor loading
- 6 Dock level loading doors
- 4 Level access loading doors
- 114 Car parking spaces (including 5 accessible bays and 15 EV bays)
- 50m Service yard depth
- EPC rating A



**MONITORED  
SECURITY**



**HIGH DENSITY  
POTENTIAL**



**EV CHARGING**



**BESPOKE  
SOLUTIONS**



**ENERGY  
EFFICIENT**



**SOLAR  
ROOFING**

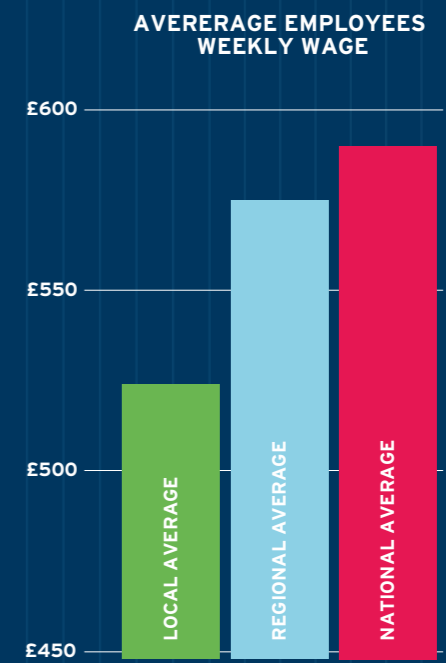
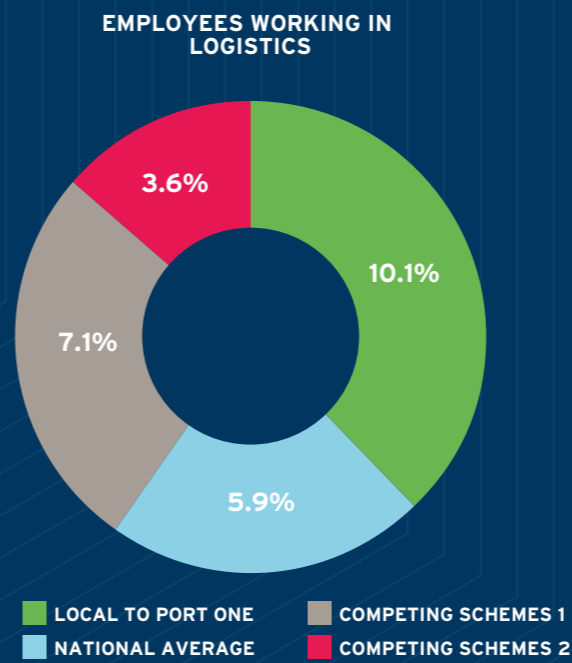


116,192

ECONOMICALLY ACTIVE WORKFORCE WITHIN A 15 MINUTE DRIVE

224,019

ECONOMICALLY ACTIVE WORKFORCE WITHIN A 30 MINUTE DRIVE



**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 FT<sup>2</sup> UNITS AVAILABLE

15M+ CLEAR HEIGHT AVAILABLE FOR RACKED GOODS

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

3.8M FT<sup>2</sup> DEVELOPMENT ON 150+ ACRE SITE COVERAGE



Please contact our agents for further information



**Patrick Stanton**  
+44 (0) 7918 709 399  
patrick.stanton@bidwells.co.uk



**Phil Dennis**  
+44 (0) 07799221113  
pdennis@savills.com  
**John Maddocks Wright**  
+44 (0) 07807 999635  
jmwright@savills.com



**James Harrison**  
+44 (0) 7775905415  
james.harrison@cushwake.com



**PORT ONE**  
LOGISTICS PARK

Venture Way, Great Blakenham, Ipswich IP6 ORL  
01473 350298

what3words: ///volume.grab.trader

port-one.co.uk

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