



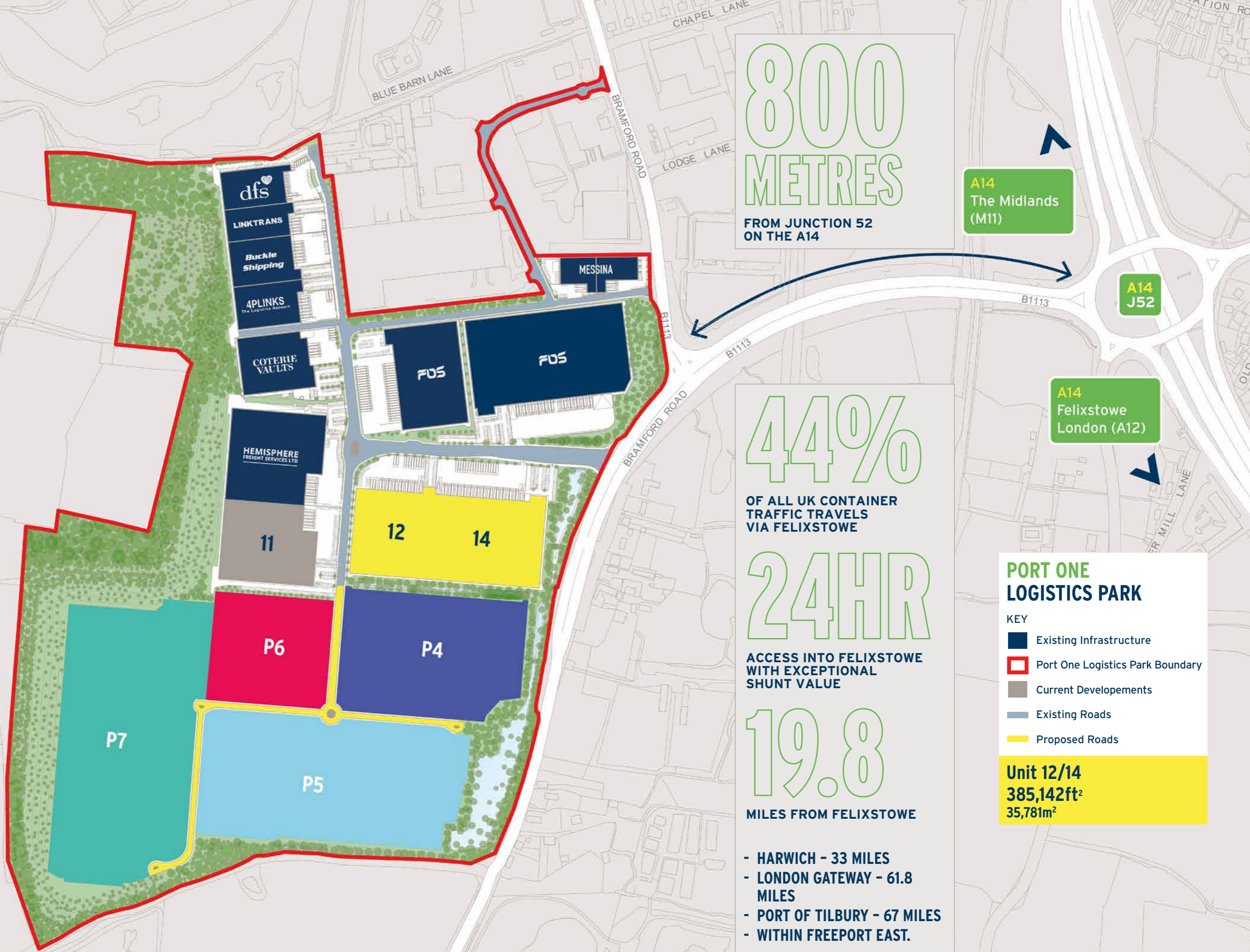
PORTONE
LOGISTICS PARK

UNIT 12/14 | 385,142FT² 35,781M²

Optimal Location | Bespoke Solutions | Sustainable Initiatives
IPSWICH, IP6 0RL // 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 12/14
385,142ft²
35,781m²

UNIT 12 SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	177,788	16,517
MEZZANINE	37,234	3514
OFFICE	5,000	464.52
TOTAL	220,022ft²	20,441m²

- 18 Dock level loading doors
- 2 Level access doors
- 68 Car parking spaces (including 3 accessible bays and 10 EV bays)

UNIT 14 SPECIFICATION

	SQUARE FEET	SQUARE METERS
WAREHOUSE	134,048	12,453
MEZZANINE	28,072	26,072
OFFICE	3,000	278
TOTAL	165,120ft²	15,340m²

- 14 Dock level loading doors
- 1 Level access doors
- 49 Car parking spaces (including 2 accessible bays and 8 EV bays)



MONITORED SECURITY



HIGH DENSITY POTENTIAL



EV CHARGING



BESPOKE SOLUTIONS



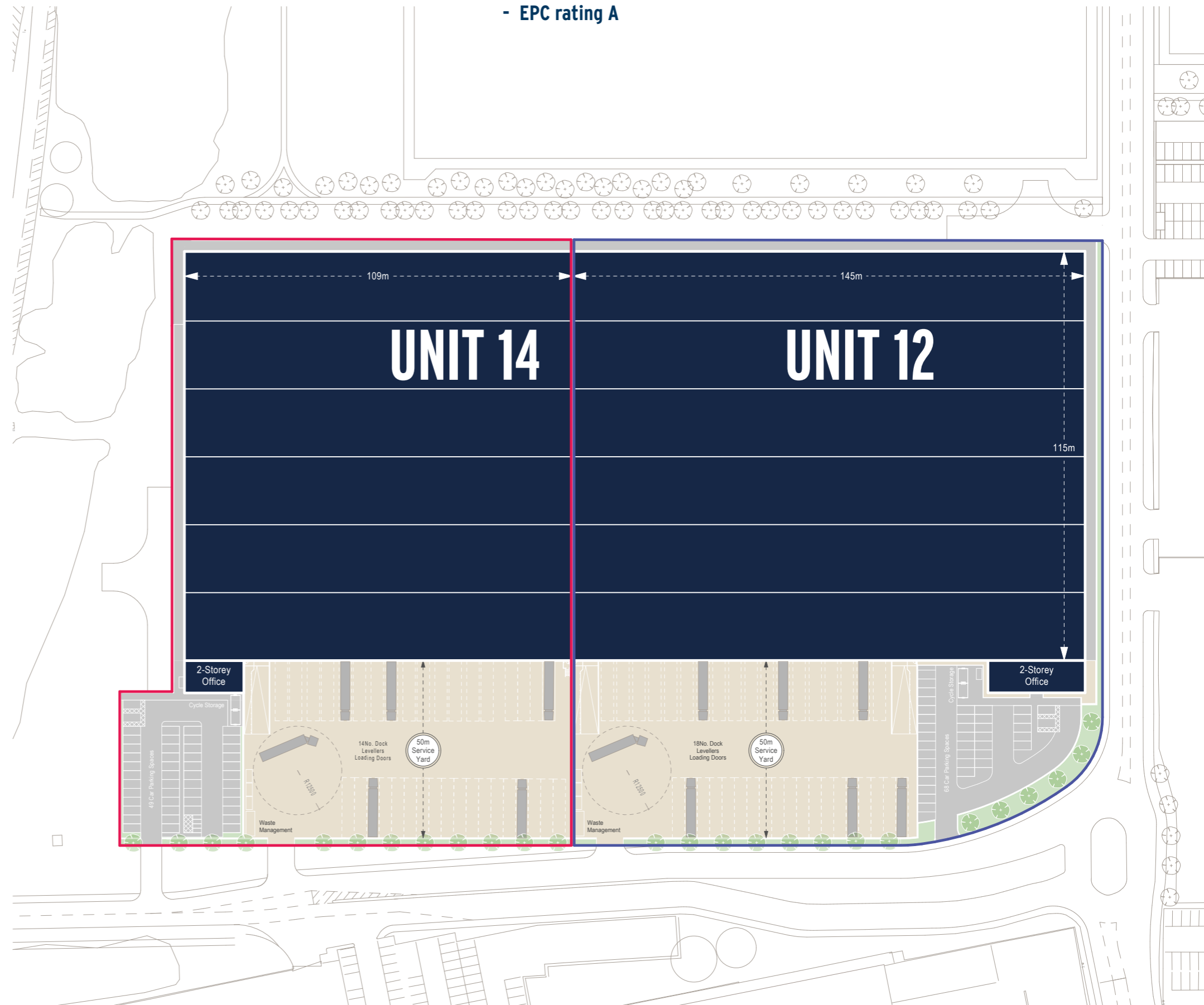
ENERGY EFFICIENT



SOLAR ROOFING

Both Units

- Clear eaves height 15m
- BREEAM Very Good
- 50K/Nm² floor loading
- 50m Service yard depth
- EPC rating A



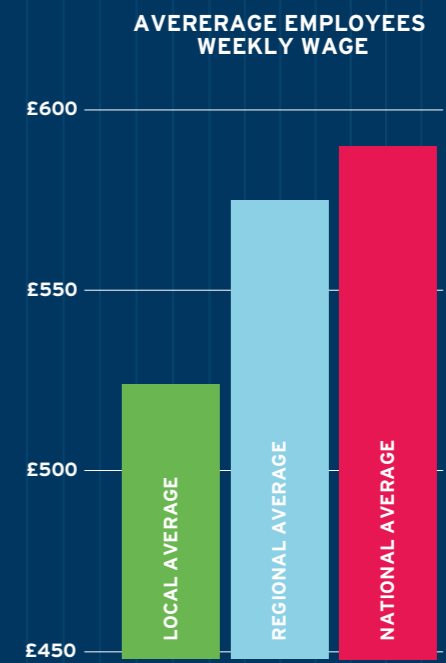
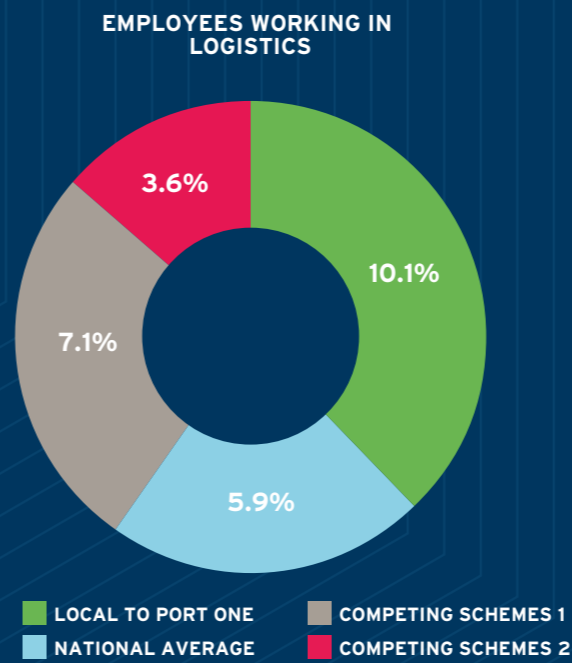


116,192

ECONOMICALLY ACTIVE WORKFORCE WITHIN A 15 MINUTE DRIVE

224,019

ECONOMICALLY ACTIVE WORKFORCE WITHIN A 30 MINUTE DRIVE



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



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

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LOGISTICS PARK

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