

TO LET / OPEN STORAGE OPPORTUNITY / 3.35 ACRES

AVAILABLE
JANUARY 2026

THE SITE

PORT OF IPSWICH,
WEST BANK TERMINAL

IP2 8LY /// book.tall.audio



24/7 PORT
SECURITY



WELL CONNECTED
TO TOWN CENTRE,
A14 & A12



HGV
ACCESS

ORWELL
 BRIDGE

 QUAY
 ACCESS

RORO 2

 WEST BANK
 TERMINAL

PORT OF IPSWICH

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, handling 2 million tonnes of cargo per year. It is the UK's leading grain export port. In addition to routinely and efficiently handling grain, cement, and aggregates, the Port of Ipswich expertly manages forest products, containers, and project cargo, as well as a broad portfolio of dry bulk cargo, including animal feed and fertiliser. The Port boasts 1,800m of berths across West Bank, Cliff Quay, and the Wet Dock, enhancing its capacity and operational efficiency.

DEMOGRAPHICS

Within a 45 minute drive time:



Population of over xxx (xxx).



xxx people are economically active (xxx% of the population).



Over the next ten years the population is expected to grow by approximately xxx people.



x% of the population work in manufacturing – higher than overall UK rate of xx% of total population.



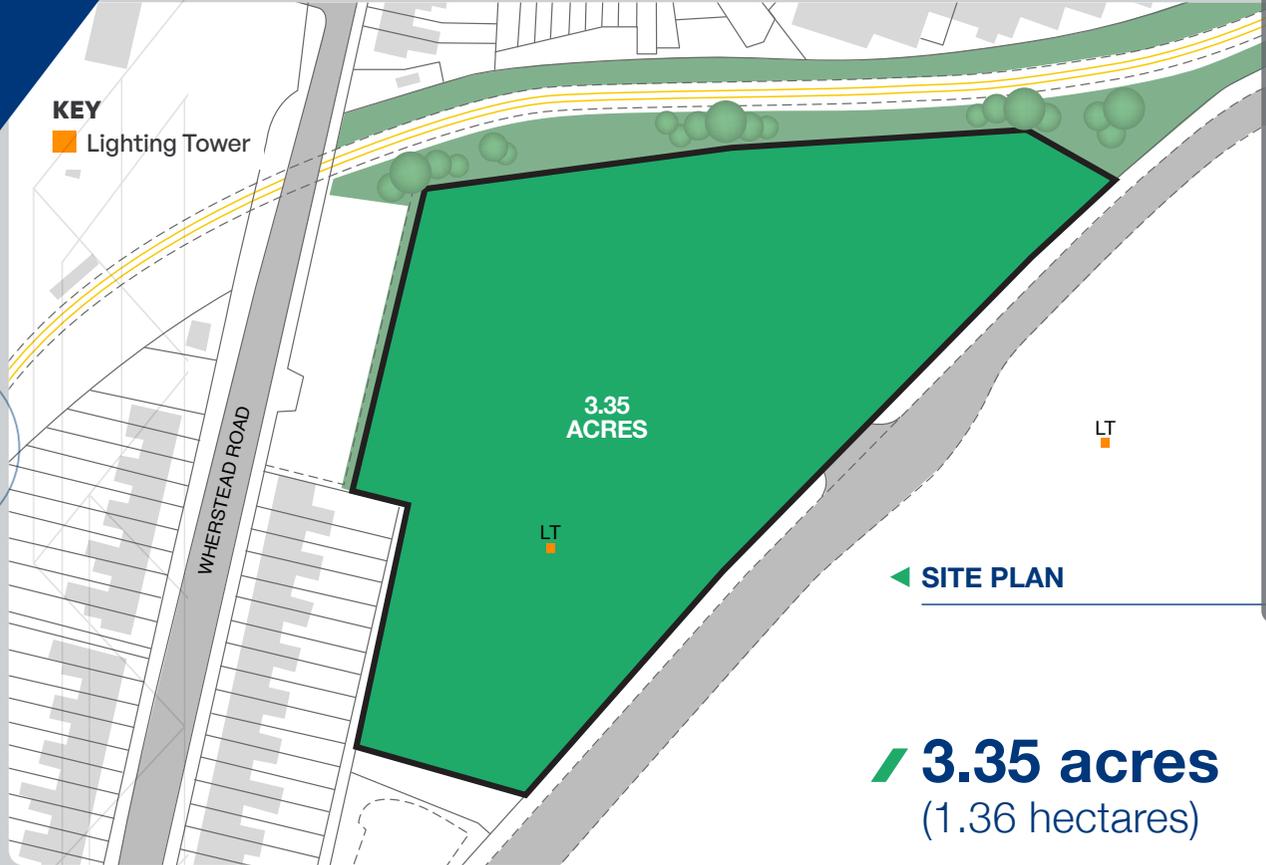
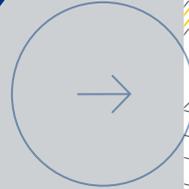
See more information on the Port of Ipswich at:
abports.co.uk/locations/ipswich/

WHERSTEAD RD

DESCRIPTION

The site comprises 3.35 acres (1.36 hectares) of open storage land situated within the secure confines of the West Bank Terminal at the Port of Ipswich. The site benefit from the following:

TARMAC SURFACE
HIGH MAST LIGHTING TOWERS
HGV ACCESS
SERVICES AVAILABLE*
24/7 PORT SECURITY



SIZEWELL C

Sizewell C will be a 3.2-gigawatt power station generating low-carbon electricity for around 6 million homes, which will be a close copy to Hinkley Point C.

This is a huge and significant opportunity for both the country and the region with 70% of the projects construction spend going to UK companies which will help them to embed nuclear skills and expand their workforce.

PORT CAPABILITIES

Vessel Size (Max)

Length 155.0 metres
Beam No restrictions
Draft 8.4 metres

SERVICES

*Can be made available subject to requirements.



LOCATION

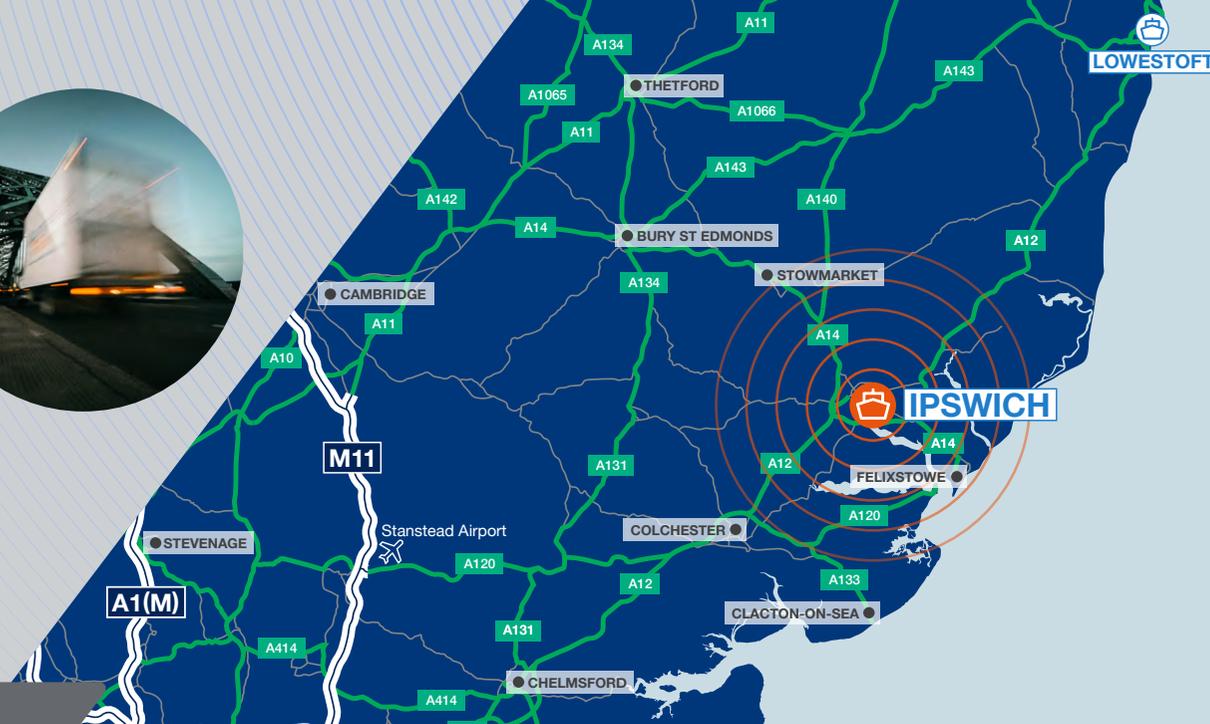


The Port of Ipswich is strategically situated at the head of the River Orwell, 12 miles from the open sea and within a short sailing time from the North Sea shipping lanes. The Port also has an active rail line on the West Bank Terminal.

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.

LOCAL OCCUPIERS INCLUDE:

- Marshall's Plc
- Brett Aggregates
- Qube Containers
- Hemisphere Freight Services



ROAD

A14 J56 - 1.5 miles / 2.4 km A14 / A12 - 3.8 miles / 6.1 km
M25 J28 - 55 miles / 88.7 km A1 / A14 J22 - 76.1 miles / 122.5 km

SEA

	Rotterdam	Zeebrugge	Antwerp	Hamburg
Nautical Miles	130	150	150	370
Eco based on 9 knots	15 hrs	17 hrs	17 hrs	41 hrs
Best based on 13 knots	10 hrs	12 hrs	12 hrs	29 hrs



VAT

VAT will be charged on all costs.

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.

VIEWING

Viewings are strictly by appointment only. Please contact the letting agents for further information.

abports.co.uk/property/open-storage/

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