

M1 AGENCY / INDUSTRIAL & LOGISTICS

TO LET / NEW FRI LEASE

UNIT 6

DOOLEY ROAD

FELIXSTOWE

A major cross-dock warehouse opportunity at the entrance to the Port of Felixstowe.

THE OPPORTUNITY

164,240
SQ FT

14
LEVEL-ACCESS DOORS

7.131
ACRE SITE

WALTON AVENUE · IP11 3HG

THE PROPERTY

BUILT FOR MOVEMENT.

A substantial port-side cross-dock warehouse.



SITE OUTLINED IN RED · AERIAL IMAGE

AT A GLANCE

164,240 SQ FT WAREHOUSE	**7.131** ACRE SITE
6.2m EAVES HEIGHT	**14** LEVEL-ACCESS DOORS
NEW ROOF	**CROSS-DOCK** CONFIGURATION

AVAILABILITY

NEW FRI LEASE

QUOTING RENT

ON APPLICATION

BUSINESS RATES

APPLICABLE

A STRATEGIC FELIXSTOWE LOCATION

AT THE HEART OF THE PORT NETWORK.

Unit 6 Dooley Road is positioned at the entrance to the Port of Felixstowe, with the A14 providing access towards the A12, M11 and M25.

NATIONAL CONNECTIONS

A14
PRIMARY LINK

A12
REGIONAL ACCESS

M11 / M25
MOTORWAY NETWORK

~72 MILES
CAMBRIDGE / M11

~70 MILES
LONDON / M25



SITE LOCATION SHOWN IN RED

FOR ENQUIRIES AND VIEWINGS

JONJO LYLES
07388 488 252
Jonjo.lyles@m1agency.co.uk

JOE SALISBURY
07809 399 946
joe.salisbury@m1agency.co.uk

HARRY PARDOE
07810 355 831
harry.pardoe@m1agency.co.uk

Misrepresentation Act 1967: Information is believed correct, but neither agents nor clients guarantee its accuracy or intend it to form part of any contract. Areas are approximate. Finance Act 1989: Prices and rents exclude VAT unless stated. Interested parties should make their own enquiries regarding VAT. Original particulars: July 2026.