

OVERVIEW

Shed 10 is immediately available and comprises quayside part open-sided covered storage, and provides excellent access to the A14/A12 and the Port of Felixstowe.

The 0.68 acre yard offers hardstanding suitable for a variety of potential uses, including marine activity over the quayside, within the secure confines of the West Bank Terminal at the Port of Ipswich.

/ 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 amazing 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.

- 2,600 Suffolk construction jobs
- 70,000 UK jobs supported
- £4b Into the regional economy
- 6m Homes powered







ACCOMMODATION

The premises provide the following approximate floor areas on a Gross Internal Area (GIA) basis:

Area	Sq Ft	Sq M
Covered Yard	47,468	4,410
Open Yard	29,620	2,752
Total	77,088	7,162

The covered yard benefits from a northern wall and part east and west walls.

With potential to split.



47,468 SQ FT

Yard area of 0.68 acres





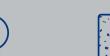
PORT CAPABILITIES

SHED 10

Vessel Size (Max)
Length 155.0 metres
Beam no restrictions

Draft 8.4 metres

5.1 M EAVES HEIGHT (8.2 M TO HAUNCH)



Access/Security Gate No. 6
West Bank Entrance

ELECTRICITY SUPPLY



Access/Security Gate No. 5

47,468 SQ FT COVERED STORAGE



HARDSTANDING YARD



Access/Security Gate No. 7

RIVER ORWELL

A137

POTENTIAL TO SPLIT



QUAYSIDE LOCATION



RAIL ACCESS





PROPERTY

COVERED STORAGE SITE PORT OF IPSWICH

/ 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. This network provides access to many of the UK's major cities including London and the South East, Cambridge, Birmingham, Manchester, Liverpool and Leeds.



ROAD

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



SEA

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

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.

/ TERMS

Shed 10 is available on flexible terms which are to be agreed direct with the landlord.

representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by JLL, Penn Commercial and Savills has any authority to make or give any representation or warranty in relation to this property. Unless otherwi stated prices and rents quoted are exclusive of VAT. The date of this publication is January 2025.

VIEWINGS

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



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CLACTON-ON-SEA

A1065

A14

A142

Stanstead Airport

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• CHELMSFORD

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LOWESTOFT

PROPERTY

PORT OF IPSWICH

A143

