

 MAKE
THE  SWITCH



214,429 SQ FT UNIT READY FOR IMMEDIATE OCCUPATION
IPSWICH, IP2 OHU [///SWAPS.EXPOSE.REPAY](http://SWAPS.EXPOSE.REPAY)

INTRODUCING SWITCH 215

A 214,429 sq ft warehouse unit located near junction 54 of the A14, junction 55 of the A12 and just five minutes from Ipswich.

With high-spec features, excellent connectivity, and direct port access, this ready-to-lease unit is perfectly placed to power your business growth.

Built in 2020, this modern steel portal frame warehouse includes three storey office accommodation all set within a secure, self-contained site.

Built for sustainability, Switch 215 is ready to go with a suite of features designed to make your business greener, all while prioritising energy efficiency.



HADLEIGH ROAD 

PV PANELS

MAX YARD DEPTH OF 105M

10 EV CHARGERS

200 PARKING SPACES

NORTH WEST VIEW SOUTH EAST VIEW



SPECIFICATION

ACCOMMODATION

LEVEL	USE	SQ FT	SQ
GROUND	Warehouse, office and trade area	190,176	17,688
FIRST	Office	5,313	494
SECOND	Office	5,414	503
THIRD	Office	13,526	1,257
TOTAL GIA		214,429	19,942

 17M EAVES HEIGHT	 BUILT IN 2020 WITH A LOW SITE COVER (38%)	 23 DOCK LEVEL DOORS	 10 EV CHARGERS
 GOOD CIRCULATION AND SPACE FOR HGVS	 LED LIGHTING	 500 KVA POWER SUPPLY	 5 LEVEL ACCESS DOORS
 TRADE COUNTER	 THREE STOREY OFFICE	 105M MAXIMUM YARD DEPTH	 200 CAR PARKING SPACES
 SECURE SELF-CONTAINED SITE	 ROOF PROVIDES 176 PV PANELS	 EPC RATING A	 EXPANSION LAND

A14 (J54)

A12 (J55)

RIVER GRIPPING

RAIL LINES



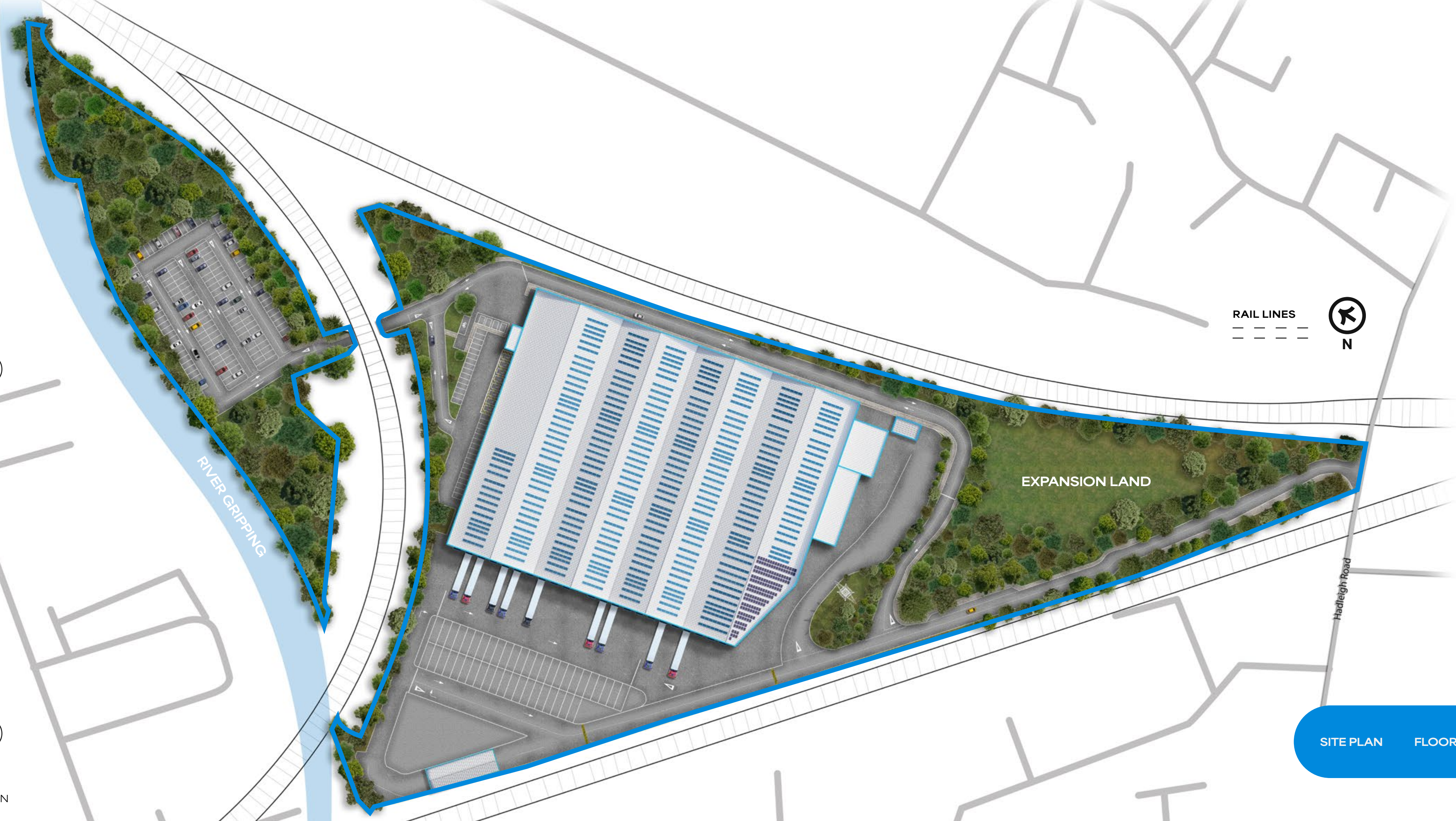
EXPANSION LAND

Hadleigh Road

SITE PLAN

FLOOR PLAN

INDICATIVE SITE PLAN



214,429 SQ FT

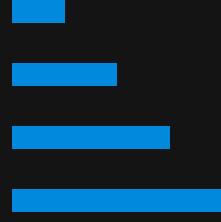
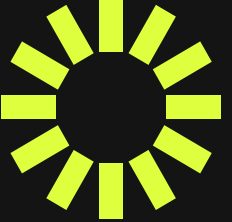




[SITE PLAN](#) [FLOOR PLAN](#)

UPGRADE TO EXCELLENCE

Sustainability isn't just a feature, it's our future. Switch 215 is built with environmental responsibility at its core, helping your business meet ESG commitments while supporting a cleaner, more efficient industrial sector.

From ten EV chargers enabling greener travel to PV panels that generate around 57,000 kWh of clean electricity each year, every detail is designed for impact. Across the site, energy-efficient LED lighting helps cut both consumption and operational costs, supporting long-term savings and sustainable operations.

 **EPC A**
176 PV PANELS 
LED LIGHTING 
EV CHARGING 

LA DORIA

AMAZON DIPI



A14
(SOUTH TO PORT
OF FELIXSTOWE)



A14
(NORTH TO
NORWICH)

TRAVIS PERKINS

HARRIS WAY



BRUNEL ROAD



HADLEIGH ROAD
INDUSTRIAL ESTATE

HADLEIGH ROAD



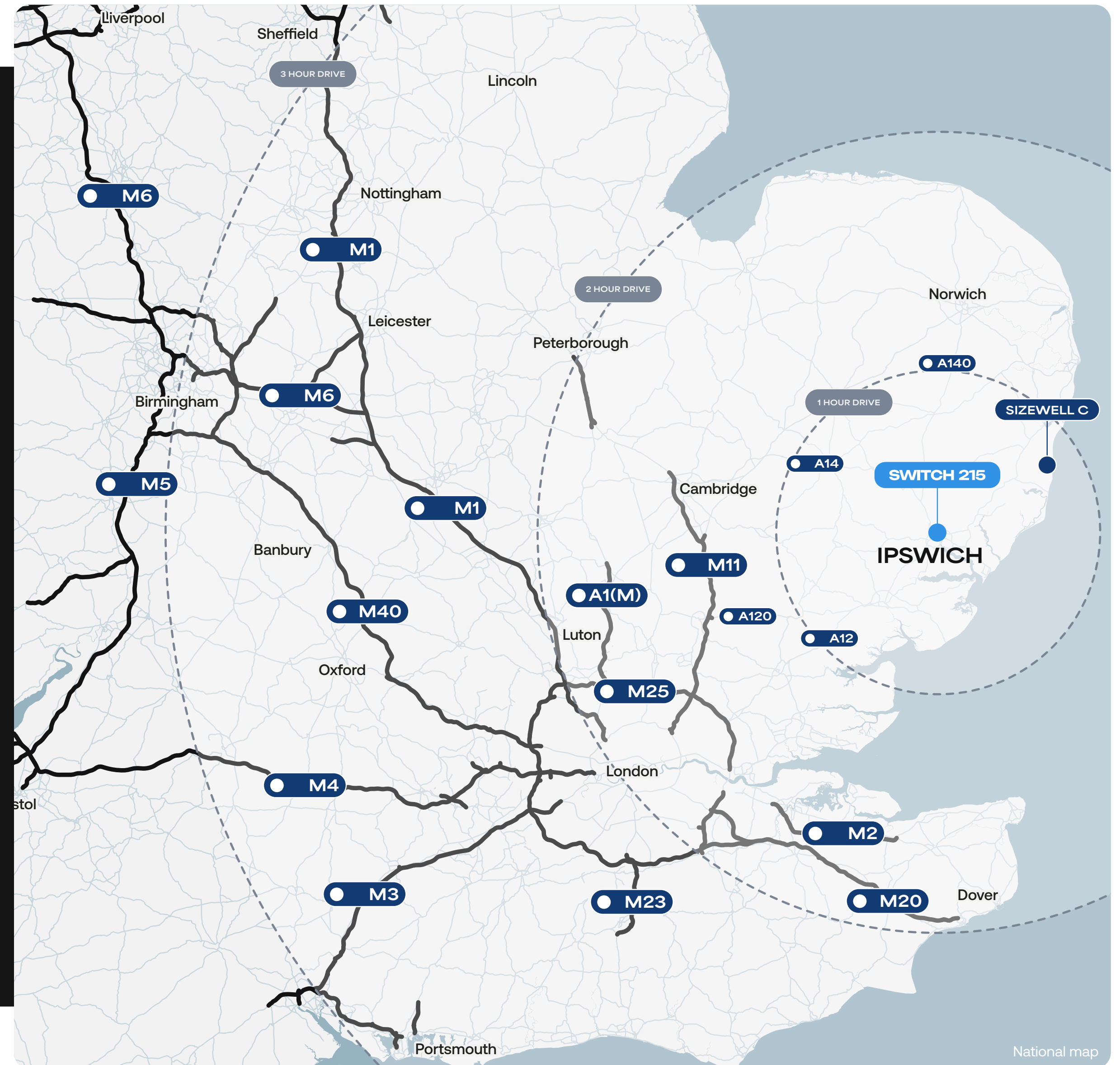
A14 J55
(1 MILE)

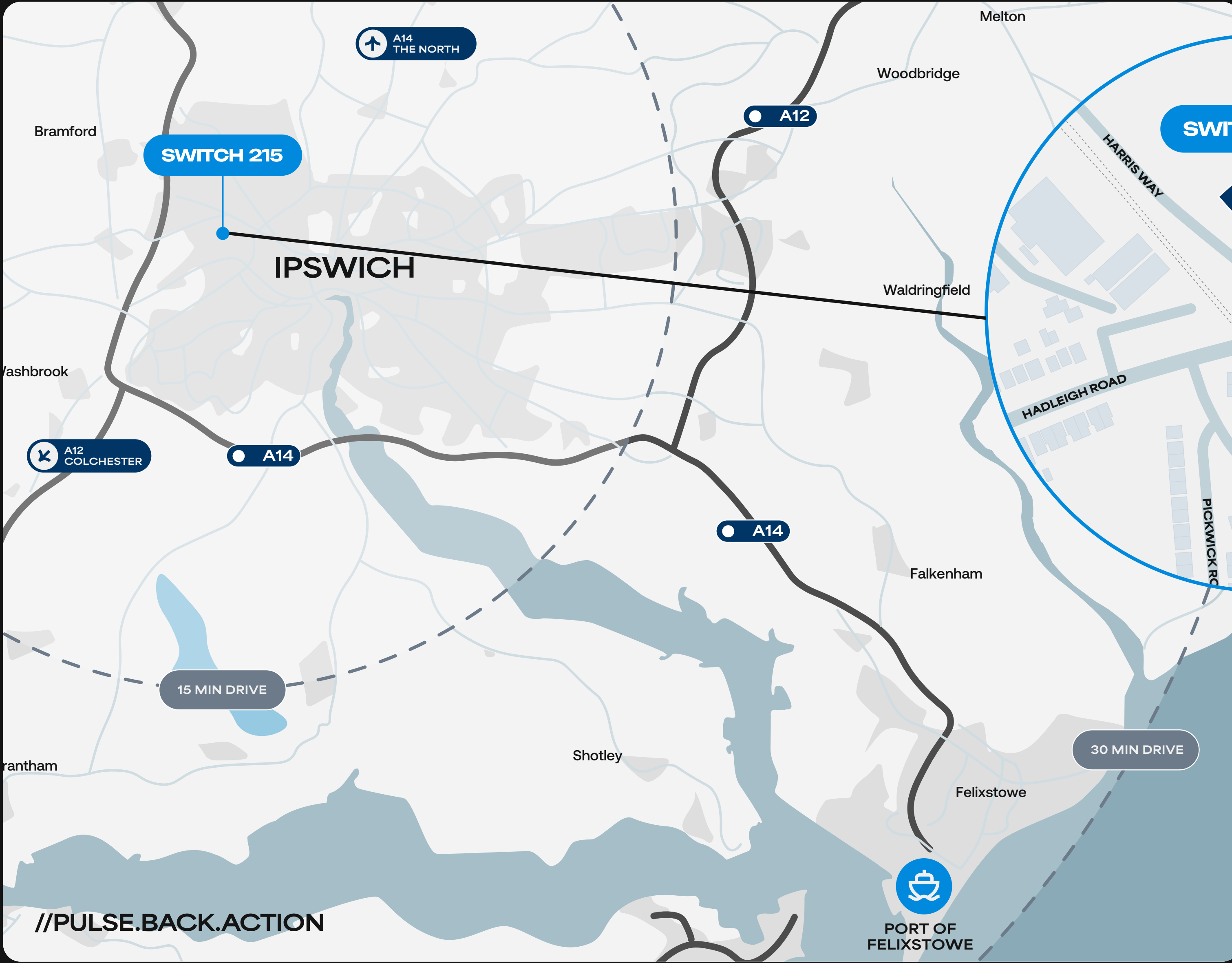


SWITCH TO UNBEATABLE CONNECTIONS

A NEW ENERGY

Significant government investment is also driving the region's future, with over £14 billion committed to Sizewell C, a new nuclear power station in Ipswich. This project promises clean, reliable energy and up to 10,000 direct local jobs, boosting the area's economy and infrastructure. Positioned close by, Switch 215 is perfectly placed to benefit from these developments.





WHERE AMBITION HAS SPACE AND LOCATION COMES EASY

DRIVE TIMES

LOCATION	DISTANCE (MILES)	TIME (MINS)
JUNCTION 54 (A14)	2	6
JUNCTION 55 (A14)	2.5	7
A12	3	9
IPSWICH TRAIN STATION	1	5
PORT OF FELIXSTOWE	17	24
LONDON SOUTHEND AIRPORT	39	70

All times sourced from google.com/maps

//PULSE.BACK.ACTION



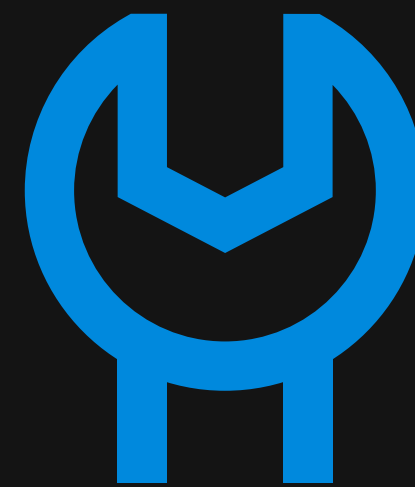
31.9%

● IN SUFFOLK ARE EMPLOYED IN MANUFACTURING, TRADE, TRANSPORT AND STORAGE

Ipswich is a renowned hotspot for labour, with close proximity to Felixstowe Port, the area gives your business the opportunity to hire an extraordinary workforce.

Make the switch to a location where 31.9% of employment is in manufacturing, trade, transport & storage. With over 515,000 working in skilled trades, it's a proven hotspot for industrial talent.

ELEVATE YOUR WORKFORCE



500K+

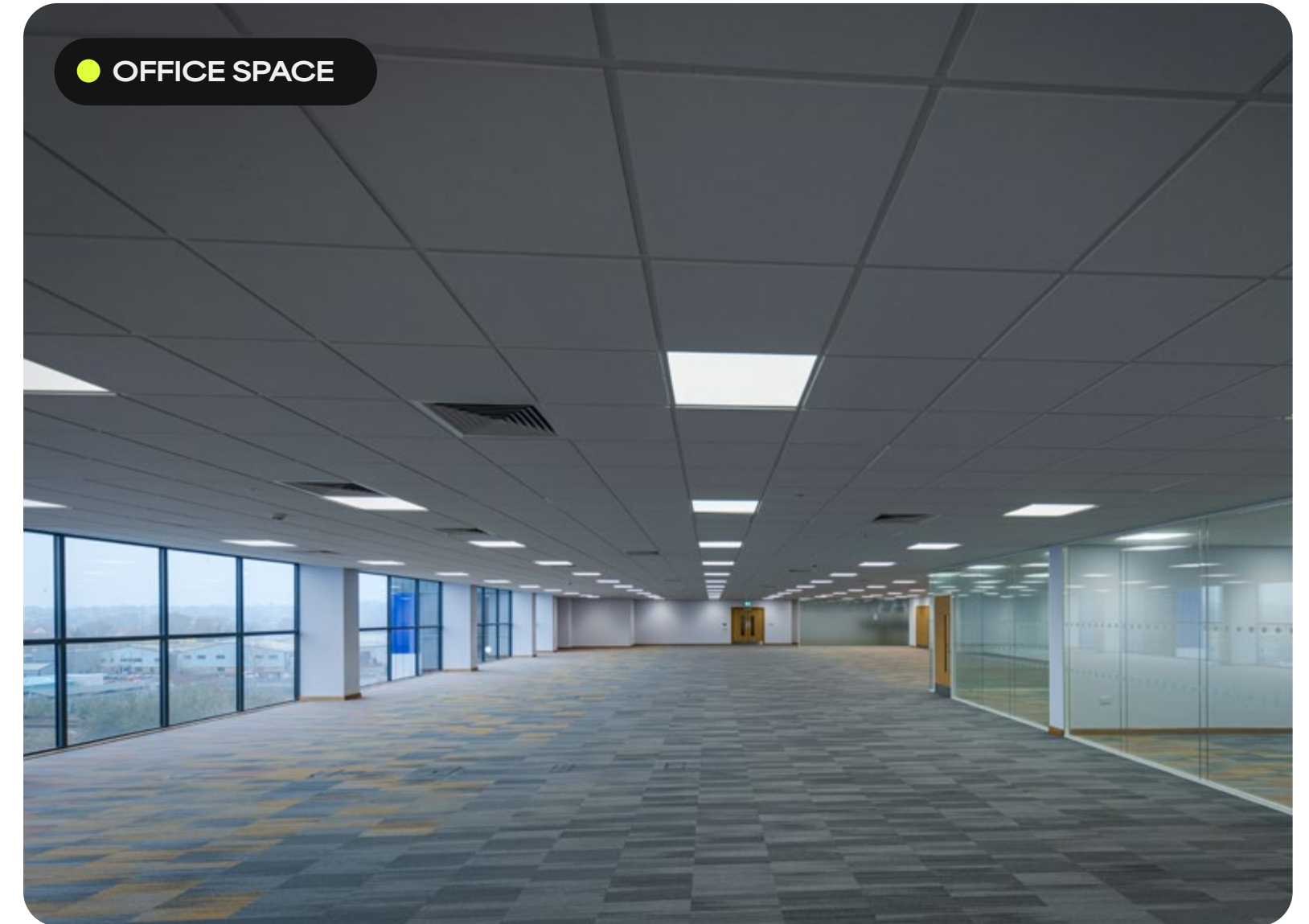
● WORKING IN SKILLED TRADES IN THE AREA



4.7%

● INCREASE IN TRANSPORT AND LOGISTICS EMPLOYMENT NATIONALLY

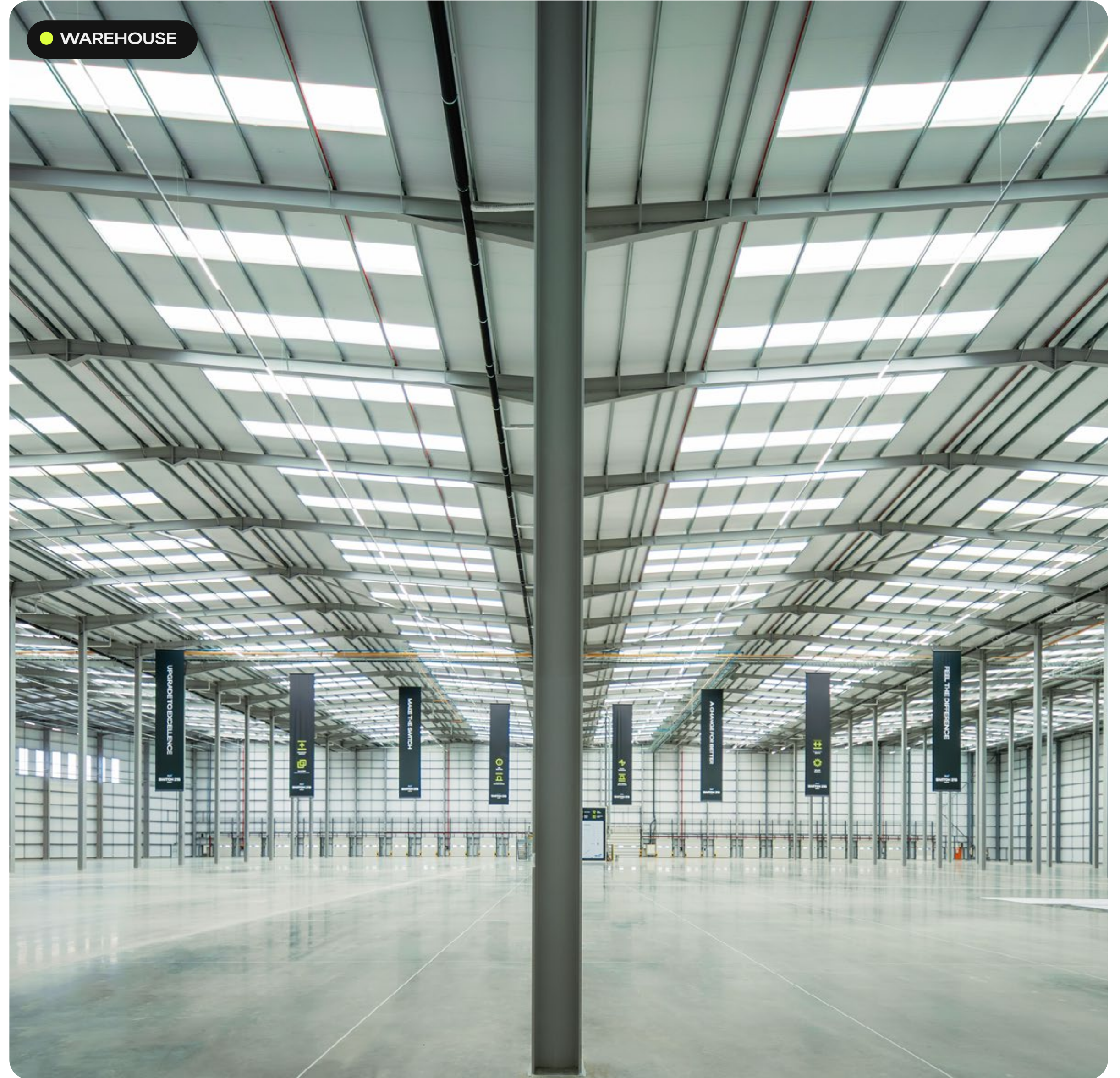
And it's only set to grow. Employment in transport and logistics is projected to increase by 4.7%, strengthening an already robust labour market. Make the switch to exceptional talent in a thriving industrial area.



● 105M YARD DEPTH



● WAREHOUSE





SPECIALISTS IN LOGISTICS SPACE



We provide property solutions in key urban markets, but our role goes beyond just providing space. Our commitment to customer excellence and sustainability drives everything we do. With deep market expertise, we innovate and create value, enhancing the customer experience – delivering meaningful change where it matters most. Together, we shape the future of logistics.

1,600+

● PROPERTIES

500

● EMPLOYEES

10

● COUNTRIES

9,000+

● CUSTOMERS

14M

● SQM GLA

SWITCH 215 IPSWICH



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