

# TO LET / SHED 10 / COVERED STORAGE SITE

47,468 SQ FT (4,410 SQ M)

Yard area of 0.68 acres

**PORT OF IPSWICH,  
WEST BANK TERMINAL**

IP2 8NB /// [roadways.solve.tonic](http://roadways.solve.tonic)



QUAYSIDE  
LOCATION



POWER  
AVAILABLE



WATER  
SUPPLY



5.1 M EAVES HEIGHT  
(8.2 M TO HAUNCH)



WELL CONNECTED  
TO TOWN CENTRE,  
A14 & A12



24/7 PORT  
SECURITY

## 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



ORWELL  
 BRIDGE

 QUAY  
 ACCESS

RORO 2

 WEST BANK  
 TERMINAL

SHED 10

# 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.

WHERSTEAD RD



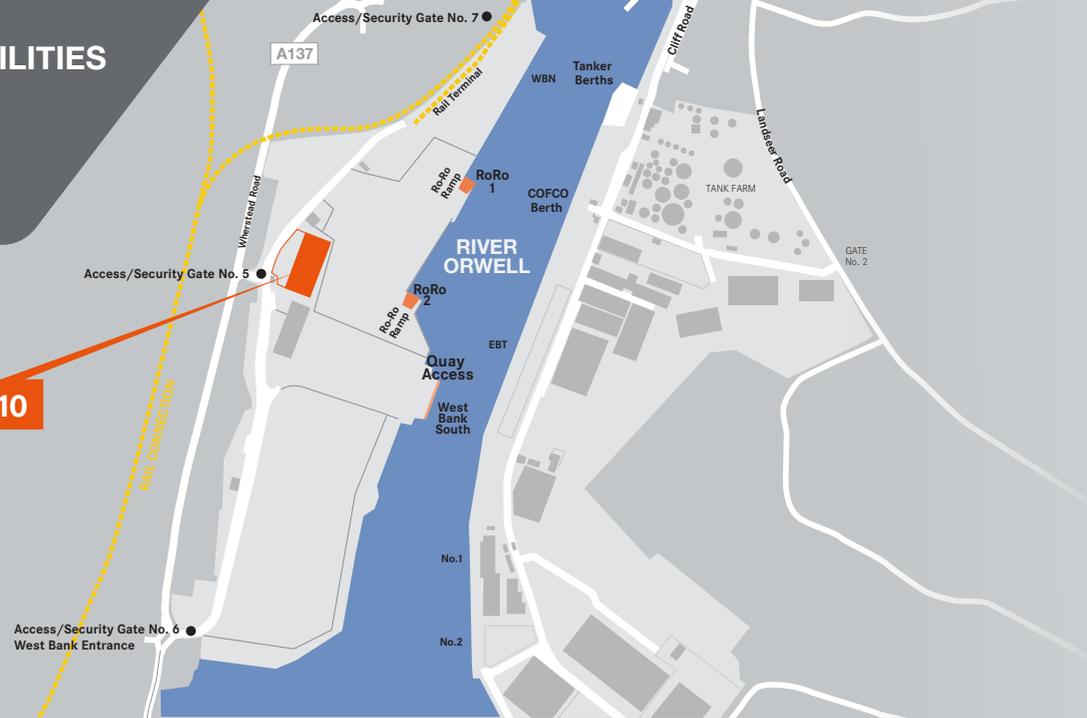
See more information on the Port of Ipswich at:  
[property.abports.co.uk/port/ipswich/21155](http://property.abports.co.uk/port/ipswich/21155)



## PORT CAPABILITIES

Vessel Size (Max)  
 Length 155.0 metres  
 Beam no restrictions  
 Draft 8.4 metres

SHED 10



## 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
<b>Total</b>	<b>77,088</b>	<b>7,162</b>

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

## SPECIFICATION



5.1 M EAVES HEIGHT  
(8.2 M TO HAUNCH)



47,468 SQ FT  
COVERED STORAGE



POTENTIAL  
TO SPLIT



24/7 PORT  
SECURITY



ELECTRICITY  
SUPPLY



HARDSTANDING  
YARD



QUAYSIDE  
LOCATION



RAIL ACCESS

# 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  
 M25 J28 - 55 miles / 88.7 km  
 A12 - 3.8 miles / 6.1 km  
 A1 - 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

## 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.

## VIEWINGS

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



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