

UNITS

15-25

LEASEHOLD / FREEHOLD OPPORTUNITIES

5,347 - 27,101 SQ FT

PORT ONE, GREAT BLAKENHAM, IPSWICH, IP6 0RL



AVAILABLE **Q1 2027**

CGi for illustrative purposes only.



portone
LOGISTICS PARK



UNITS 15-25, PORT ONE, GREAT BLAKENHAM, IPSWICH, IP6 0RL

LEASEHOLD / FREEHOLD OPPORTUNITIES



EPC
RATING A



BREEAM
'VERY GOOD' RATING



15%
ROOFLIGHTS



PV
PANELS



ELECTRIC VEHICLE
CHARGING POINTS



UP TO 50KN
FLOOR LOADING



10-YEAR LATENT DEFECTS
INSURANCE POLICY



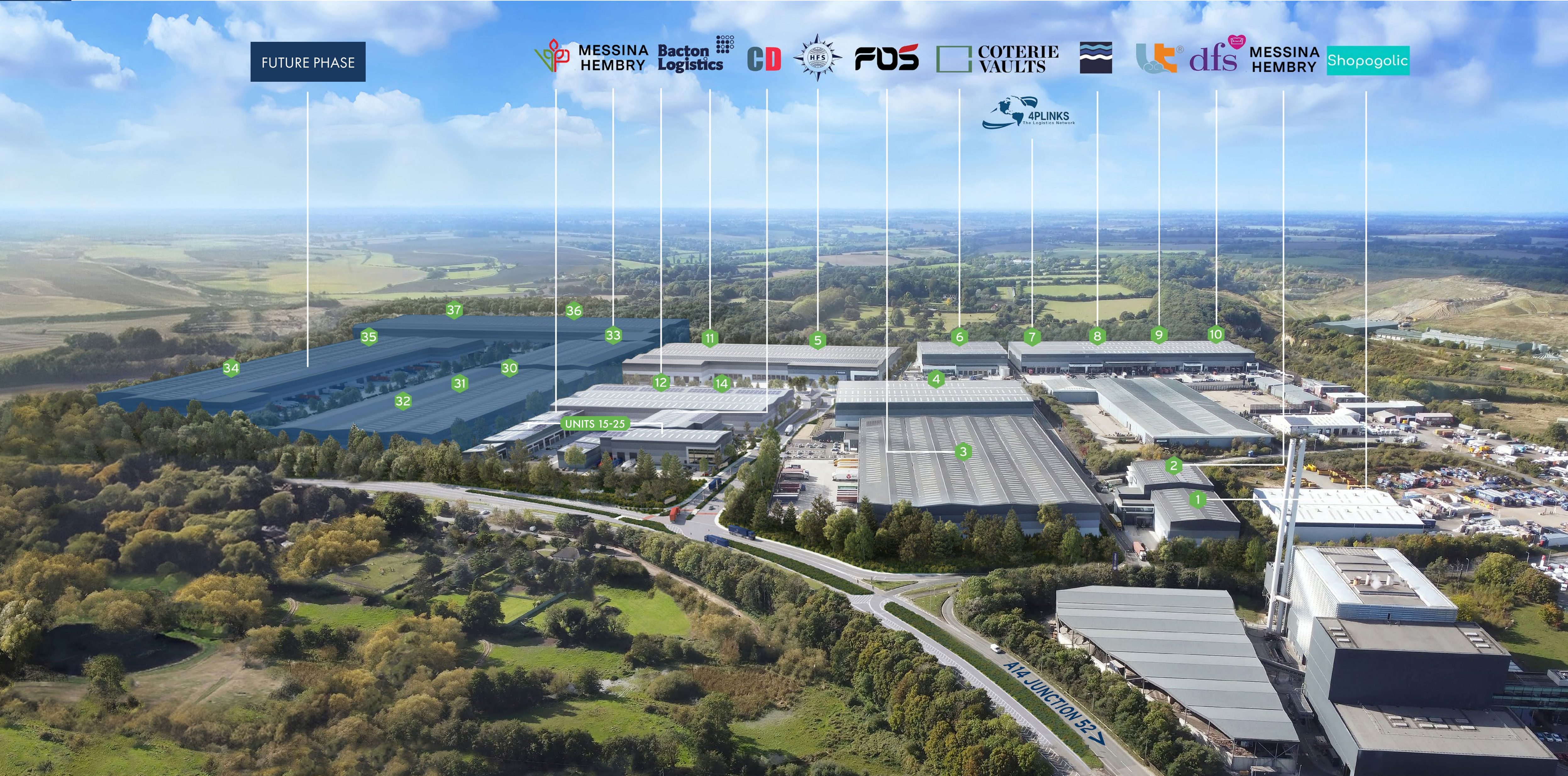
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KEY SELLING POINTS

- 24/7 On-Site Security
- Port Centric location 19 miles from the Port of Felixstowe
- Direct access to the A14 from junction 52
- Part of the 'Freeport East' Freeport zone
- Bespoke fit-out packages available
- Unrestricted 24 Hour access



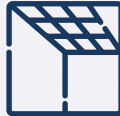


ACCOMMODATION SCHEDULE

Unit Number	Warehouse Area (ft²)	Mezzanine Area (ft²)	Office Area (ft²)	Overall Area (ft²)
15	24,779	0	2,323	27,101
16	17,409	5,158	2,387	24,954
17	8,821	3,509	3,444	15,774
18	14,035	5,158	2,387	21,580
19	7,802	2,073	Flexible	9,875
20	4,224	1,123	Flexible	5,347
21	4,224	1,123	Flexible	5,347
22	4,224	1,123	Flexible	5,347
23	4,224	4,224	Flexible	8,448
24	4,224	1,123	Flexible	5,347
25	6,489	1,724	Flexible	8,213
Total	100,454	26,337	10,541	137,332

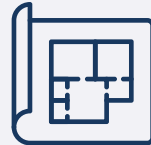


UNITS 15, 16, 17 & 18 SPECIFICATION

 15m clear internal height (Units 15)	 12.5m clear internal height (Units 16, 17 & 18)	 50kN floor loading	 10kN mezzanine floor loading (unit 17)	 3nr Dock levellers per unit (Excl. Unit 17)	 Electric level loading doors in each unit	 Up to 35m yard depth	 Secure yard areas	 100% PV equivalent to expected unit power consumption
 BREEAM 'Very Good' rating	 EPC A rating	 Warehouse power and charging points for all MHE	 PIR controlled LED warehouse lighting	 Warehouse Fire alarm	 Fully fitted out office	 15% rooflights	 EV Charging Points	 Freeport East Customs Site Status



UNITS 19-25 TRADE COUNTER SPECIFICATION

 8m clear internal height (Units 19-23)	 7m clear internal height (Units 24-25)	 37.50kN floor loading	 Electric level loading doors in each unit	 100% PV equivalent to expected unit power consumption	 BREEAM 'Very Good' rating
 EPC A rating	 15% rooflights	 EV Charging Points	 Ability to combine Units	 Cat A Fitted open plan offices	 Trade-counter entrance



TENURE

Freehold or leasehold available.

WARRANTIES

10-year structural warranty.

VAT

The units will be subject to VAT.

ANTI-MONEY-LAUNDERING

Purchasers or tenants will be required to provide identification in accordance with anti-money laundering regulations.

CONTACT



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