

**TO LET** // **LAND AT  
WHERSTEAD ROAD** // **1 ACRE /  
0.41 HECTARES**



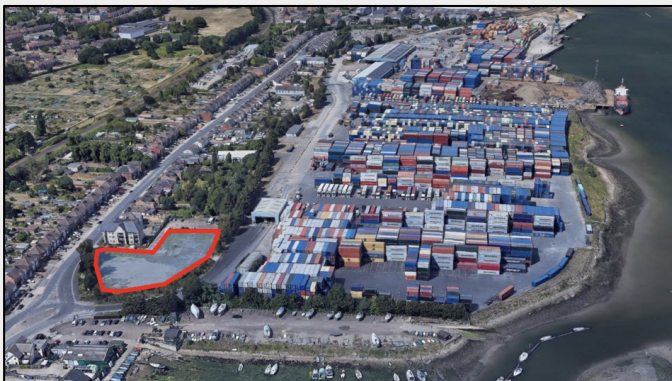
**LAND AT WHERSTEAD  
ROAD, WEST BANK  
TERMINAL, PORT OF  
IPSWICH**

- STRATEGICALLY LOCATED ON THE PORT OF IPSWICH'S WEST BANK TERMINAL
- ACCESS FROM OUTSIDE PORT GATES
- AVAILABLE IMMEDIATELY
- CLOSE TO THE A14 / A12, AND ONWARD ROUTES TO LONDON AND THE MIDLANDS
- 24/7 PORT SECURITY

## ACCOMMODATION

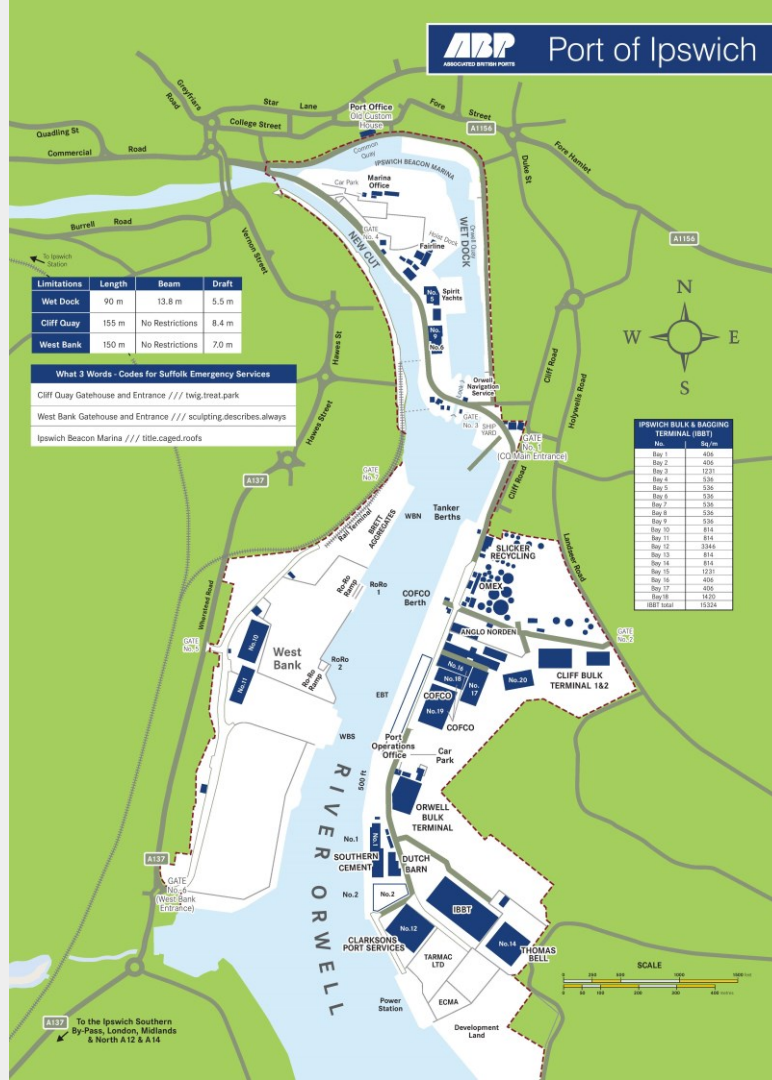
The accommodation comprises the following areas:

|                   | ACRES       | HECTARES    |
|-------------------|-------------|-------------|
| Hardstanding Area | 1.00        | 0.41        |
| <b>TOTAL</b>      | <b>1.00</b> | <b>0.41</b> |



## SPECIFICATIONS

- Strategically located on the Port of Ipswich's West Bank Terminal
- Access from outside the Port gates
- Restricted operating hours to be observed due to residential neighbours
- Available immediately
- Close to the A14 / A12, and onward routes to London and the Midlands
- 24/7 port security







## PORT OF IPSWICH

Situated at the head of the River Orwell, The Port of Ipswich is 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 at its West bank. It is the UK's leading grain handling port, annually exporting around one million tonnes of grain for the region's farmers, as well as importing 200,000 tonnes of cement and over 400,000 tonnes of aggregates in support of the local construction sector. Ipswich has a broad portfolio of dry bulk cargo, including animal feed, fertiliser and aggregates.

Other traffic includes forest products, containers and general cargo. In addition, Ipswich Haven Marina offers 320 fully-serviced berths for yachts and motor cruisers and potential for mixed use development subject to planning.



See more information on the Port of Ipswich at:  
<https://property.abports.co.uk/port/ipswich/21155>

## **TERMS**

Terms to be agreed. Further information is available on request.

## **SERVICE CHARGE**

A provision will be included in any lease for each tenant to pay a Service Charge, contributing to the costs of maintaining the common areas of the state and providing on site security. To be confirmed.

## **VIEWINGS**

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

## **RATEABLE VALUE**

To be confirmed. All enquiries to Ipswich Borough Council.

## **EPC**

Not applicable.

## **SERVICES**

Power and water available.



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