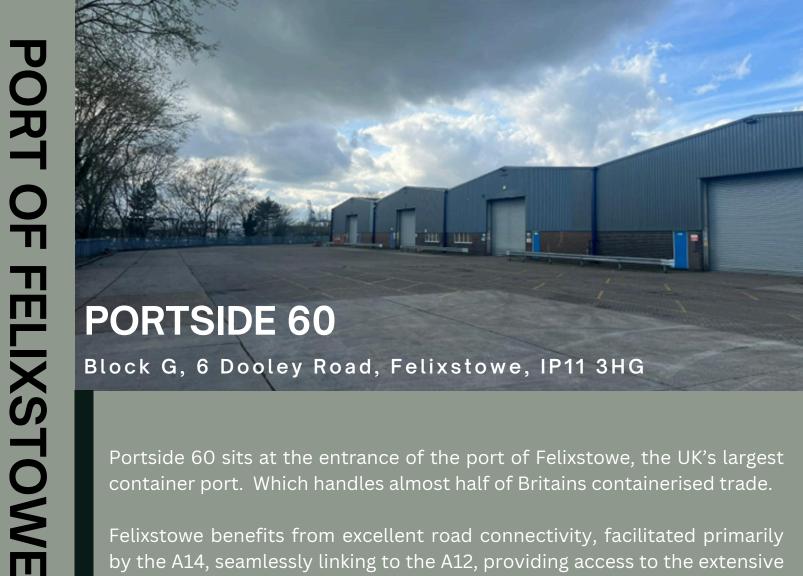
Over 4 million TEUs handled per year

• Over 3,000

employees

- 3,000 + ships per year
- Britains biggest rail freight port



Portside 60 sits at the entrance of the port of Felixstowe, the UK's largest container port. Which handles almost half of Britains containerised trade.

Felixstowe benefits from excellent road connectivity, facilitated primarily by the A14, seamlessly linking to the A12, providing access to the extensive motorway network via the M11/M25, enhancing regional and national transportation.

Cambridge and the M11 are approximately 72 miles to the west with London and the M25 about 70 miles to the southwest.

Video Link Portside 60



ALL ENQUIRIES



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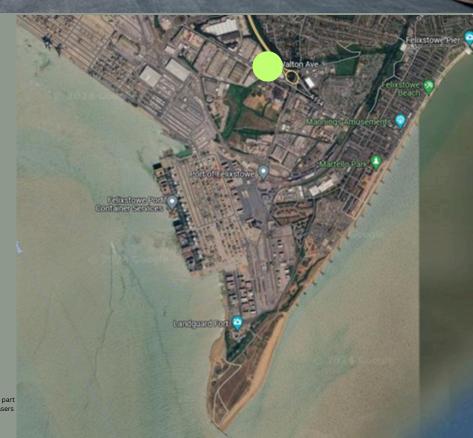


DESCRIPTION

- 60,272 SQ FT
- 6 level access
- 5.4m eaves
- 7m haunch
- 30m yard depth
- 2 storey office space totalling 3,082 sqft

TENURE

- Available on a new FRI lease
- Rent on Application
- Business Rates applicable



Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. In respect of any transaction, October 2023.