



GB 200

AVAILABLE TO LET | WAREHOUSE / INDUSTRIAL UNIT
203,004 SQ FT (18,859 SQ M)



GB200

Addison Way,
Orion Business Park,
Ipswich, Suffolk
IP6 ORL



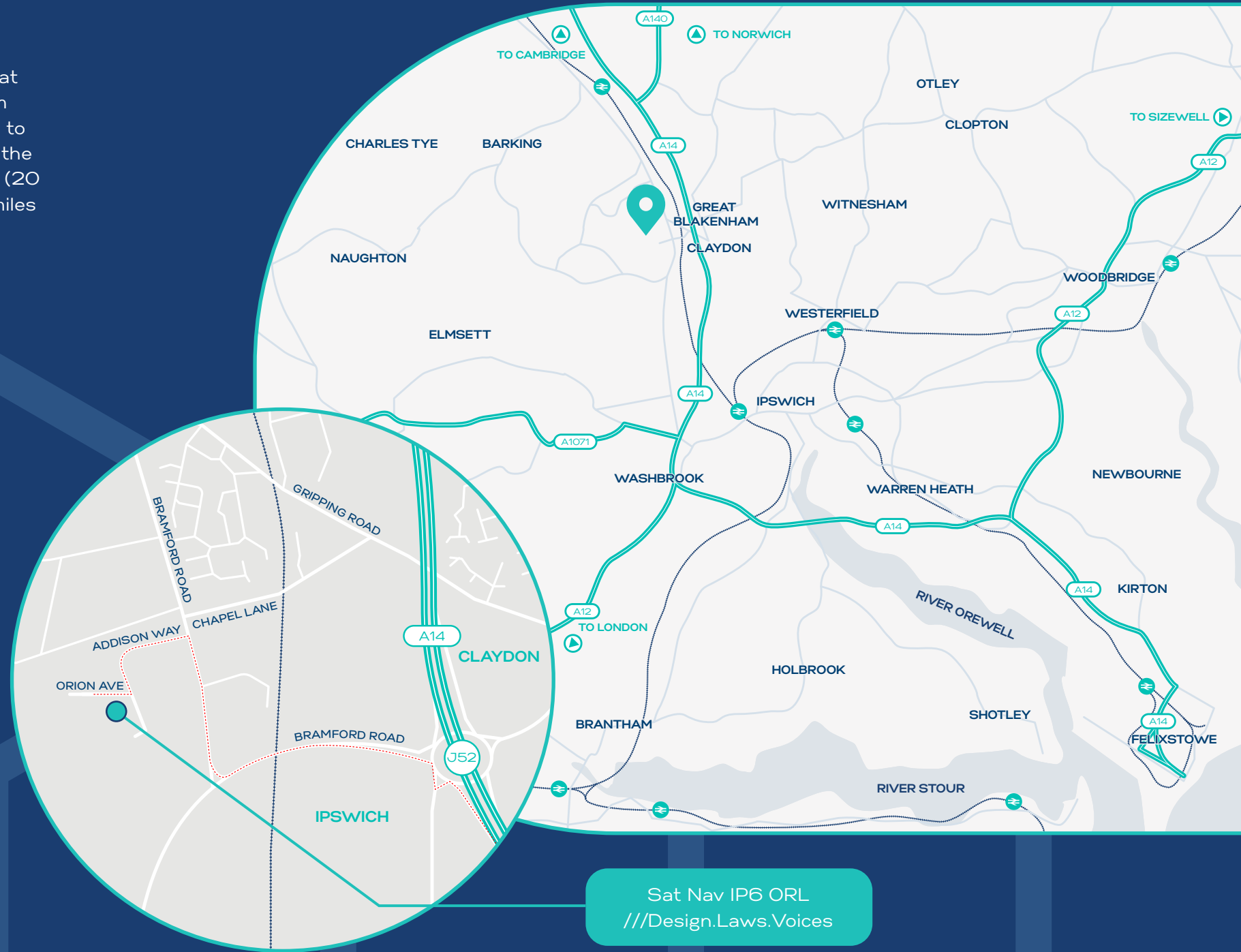
LOCATION

GB200 is located on Orion Business Park at Great Blakenham 0.8 miles (1.35 KM) from Junction 52 of A14 which provides access to Cambridge (52miles) and The Midlands to the west and Ipswich (5 miles) and Felixstowe (20 miles) to the southeast and Sizewell (38 miles A14/A12) to the north east.

DRIVE TIMES

Location	Miles	Mins
A14 (Junction 52)	0.8	3
A140	4.3	4
A12	5.9	6
Colchester	20	30
Norwich	40	55
M25	56	1 hr 15

Located approximately 20 miles north of Felixstowe Port - A 28 minute drive.



Sat Nav IP6 ORL
///Design.Laws.Voices



DESCRIPTION

GB200 comprises a pair of refurbished semi-detached warehouse units built in the early 2000's of steel portal frame construction with insulated profile sheet cladding to the elevations and roof, with inset translucent roof panels.

Unit 1 has direct access off Addison Way and comprises an open plan warehouse with offices and welfare facilities over ground and first floor levels. There is car parking for 47 cars and a 35m deep yard with 3 dock and 3 level loading doors.

Unit 2 is positioned to the rear and is accessed separately off Orion Avenue and comprising an L-Shaped warehouse building with offices and welfare facilities provided over ground and first floor levels. There is car parking for 40 cars, an extensive yard measuring 85m (wide) by 70m (Deep) with 10 dock and 3 level loading doors.

ACCOMMODATION

The units are measured to a Gross External Area as follows:

Unit 1	sq ft	sq m
Warehouse Floor Area	96,535	8,968.4
First Floor Office	2,146	199.4
Total	98,681	9,167.8

Unit 2	sq ft	sq m
Warehouse Floor Area	103,258	9,593.0
First Floor Office	1,065	98.9
Total	104,323	9,691.9

Combined Total	203,004	18,859.7
----------------	---------	----------

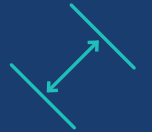
SPECIFICATION



87 Car
Parking Spaces



9m Clear
Internal Height



Yard Depths of
35m and 70m



Office & Welfare
Facilities



13 Dock Level
Loading Doors



6 Ground Level
Loading Doors



Kitchenettes



LED Lighting



GB 200



BUSINESS RATES

The premises have a combined Rateable Value of £1,345,000 (April 2026 Listing).

Interested parties are advised to make their own enquiries of the Local Rating Authority.

TERMS

The premises are available on a new FRI lease for a term by negotiation either as a whole or each unit separately.

SERVICE CHARGE

A service charge is to be levied for the upkeep of the common parts of the estate including roadways.

EPC

EPC Rating: B:49.

GET IN TOUCH

Toby Pemberton
toby@cokegearing.co.uk
07949 530 597

Paul Fitch
paul@cokegearing.co.uk
07771 607 585

Coke Gearing
consulting
Chartered Surveyors

Phil Dennis
pdennis@savills.com
07799 221 113

John Madocks-Wright
jmwright@savills.com
07807 999 635



GREAT BLAKENHAM

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. April 2026. Design by cormackadvertising.com