



To Let

Warehouse Unit

Yard Area Of 0.62 Acres

- Quayside location
- Power available
- Water supply
- 5.4m eaves height
- Well connected to town centre, A14 & A12
- 24/7 Port security

Shed 11, West Bank Terminal

Port of Ipswich, IP2 8NB

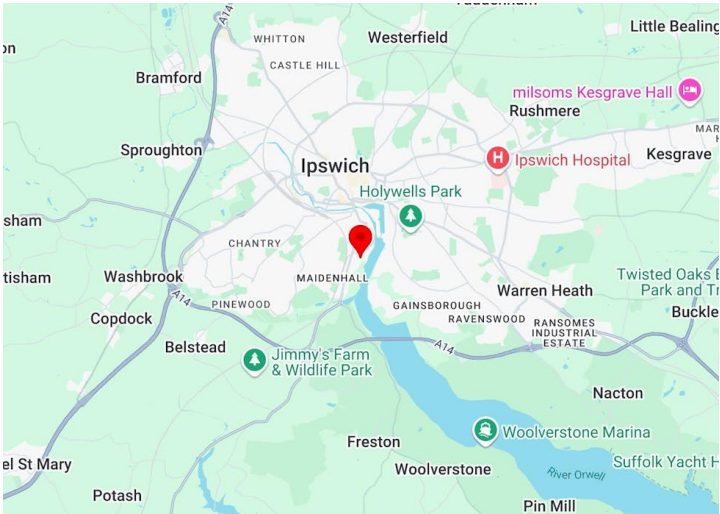
26,974 sq ft

2,505.97 sq m

Reference: #272406

Shed 11, West Bank Terminal

Port of Ipswich, IP2 8NB



Summary

Available Size	26,974 sq ft / 2,505.97 sq m
EPC	A (7)

Description

Shed 11 is immediately available and comprises a steel portal frame detached industrial/warehouse unit suitable for a variety of potential uses, including marine activity over the adjacent quayside, within the secure confines of the West Bank Terminal at the Port of Ipswich. The adjacent yard to the west of the building extends to 0.62 acres and will be demised to the occupier of the property for exclusive use.

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.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Bay 1 (large warehouse exc office to be retained)	21,204	1,969.92
Bay 2 - mezzanine area	1,136	105.54
Bay 2 exc mezzanine area/including breakout	4,624	429.58
TOTAL (exc office area retained by ABP)	26,974	2,505.97
Bay 2 breakout	379	35.21

Terms

Shed 11 is available on flexible terms which are to be agreed direct with the landlord.

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.

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