



# To Let

## Open Storage Opportunity

**Up to 2.18 Acres**  
(Other opportunities available on the port ranging from 1 - 6 acres)

- Quayside location
- Power available
- HGV access
- Water available
- High mast lighting towers
- Site to be resurfaced

## Open Storage Opportunity, West Bank Terminal

Port of Ipswich, IP2 8NB

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**2.18 Acres**

0.88 Hectares

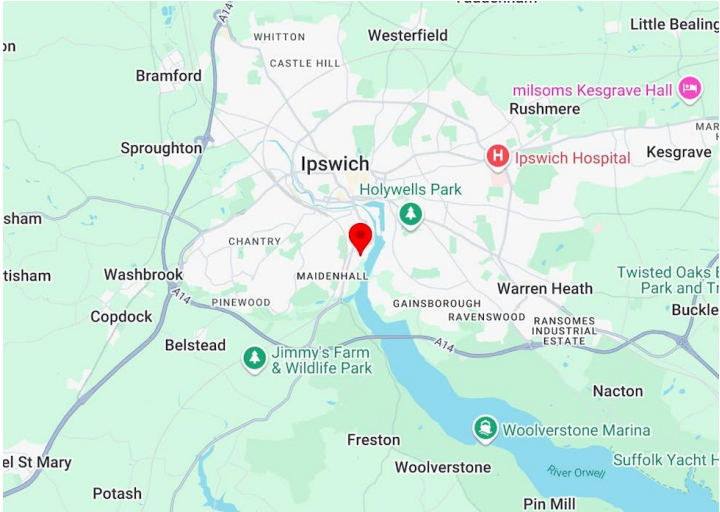
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**Reference: #272423**

Open Storage Opportunity, West Bank Terminal



Port of Ipswich, IP2 8NB



Summary

Available Size	2.18 Acres / 0.88 Hectares
EPC	EPC exempt - No building present

Description

The site comprises 2.18 acres of open storage land which benefits from the following specification:

- Quayside location
- Power available
- HGV access
- Water available
- High mast lighting
- Site to be resurfaced

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.

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.

James Saxby

07801 667692  
james.saxby@jll.com

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