

# TO LET / OPEN STORAGE OPPORTUNITY / UP TO 2.18 ACRES

(Other opportunities available on the port ranging from 1 - 6 acres)

A137 WHERSTEAD RD

GATE 6 WEST BANK ENTRANCE

WEST BANK TERMINAL

THE SITE

RORO 2

PORT OF IPSWICH,  
WEST BANK TERMINAL

IP2 8NB /// [shade.lawns.calms](http://shade.lawns.calms)



24/7 PORT SECURITY



POWER AVAILABLE



WATER SUPPLY



QUAYSIDE LOCATION



WELL CONNECTED TO TOWN CENTRE, A14 & A12

## DESCRIPTION

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

QUAYSIDE LOCATION

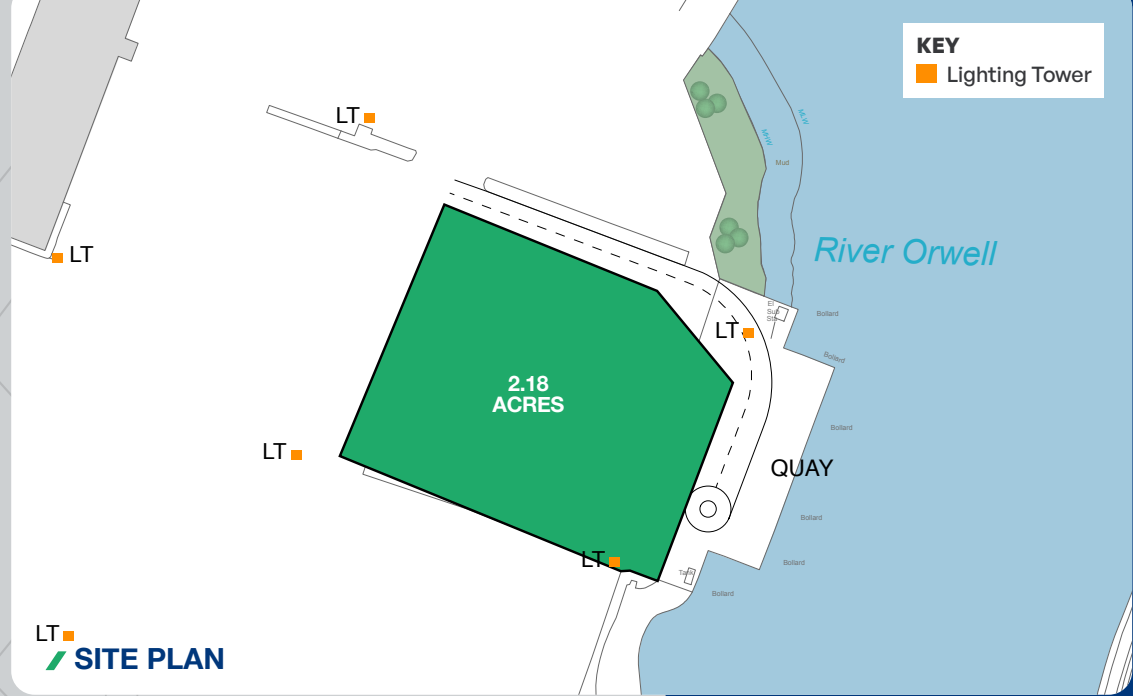
POWER AVAILABLE

HGV ACCESS

WATER AVAILABLE

HIGH MAST LIGHTING TOWERS

SITE TO BE RESURFACED



## SERVICES

Electricity and water are available.



## PORT CAPABILITIES

Vessel Size (Max)

Length 155.0 metres

Beam No restrictions

Draft 8.4 metres

# 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.



## ROAD

A14 J56 - 1.5 miles / 2.4 km      A14 / A12 - 3.8 miles / 6.1 km  
 M25 J28 - 55 miles / 88.7 km      A1 / A14 J22 - 76.1 miles / 122.5 km

## SEA

	Rotterdam	Zeebrugge	Antwerp	Hamburg
Nautical Miles	130	150	150	370
Eco based on 9 knots	15 hrs	17 hrs	17 hrs	41 hrs
Best based on 13 knots	10 hrs	12 hrs	12 hrs	29 hrs

## SIZEWELL C

Sizewell C will be a 3.2-gigawatt power station generating low-carbon electricity for around 6 million homes, which will be a close copy to Hinkley Point C.

This is a huge and significant opportunity for both the country and the region with 70% of the projects construction spend going to UK companies which will help them to embed nuclear skills and expand their workforce.

## VAT

VAT will be charged on all costs.

## 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.

## VIEWING

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

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