

# HARWIN

Junction 56 Logistics Park  
A14 Ipswich IP2 8NQ

- BRAND NEW LOGISTICS PARK
- FREEHOLD AND LEASEHOLD AVAILABLE
- EXCELLENT ACCESS TO A14
- UP TO 2MVA AVAILABLE
- UNITS FROM 107,000 SQ. FT. - 228,000 SQ.FT.
- EG ON THE MOVE ROADSIDE SERVICE NOW OPEN INCLUDING CO-OP GREGGS AND SUBWAY



To Let / For Sale

# LOCATION

Junction 56 is located on the edge of Ipswich and provides immediate access to the A14.

The Park is located within 20 minutes drive of Felixstowe, the UK's largest container port. Ipswich itself is an important and strategic town located on the A14 corridor which links the Port of Felixstowe to the Midlands and London via the M11.



# DESCRIPTION

J56 is a brand new development offering high quality industrial and logistic space. The site was originally granted consent for a four unit midbox scheme, with B1c/B2 & B8 use.

The developers are in the process of submitting a new application for a two unit scheme which is available separately or a larger single unit.

The site already benefits from a Roadside Services trading as EG On The Move, including a fuel station, Co-Op, Greggs and Subway. With the Section 278 Highways upgrade work now completed the site is primed and ready for development on a Pre Sale or Pre Let basis.

- Up to 50m yard depth
- Dock and Level access doors
- Planning consent for B1c, B2, B8 / 24/7 use
- Grade A fitted office accommodation
- Up to 15m to underside of haunch
- On site services
- Sustainable features
- Up to 50 KN/M2 Floor Loading
- Up to 2MVA site wide

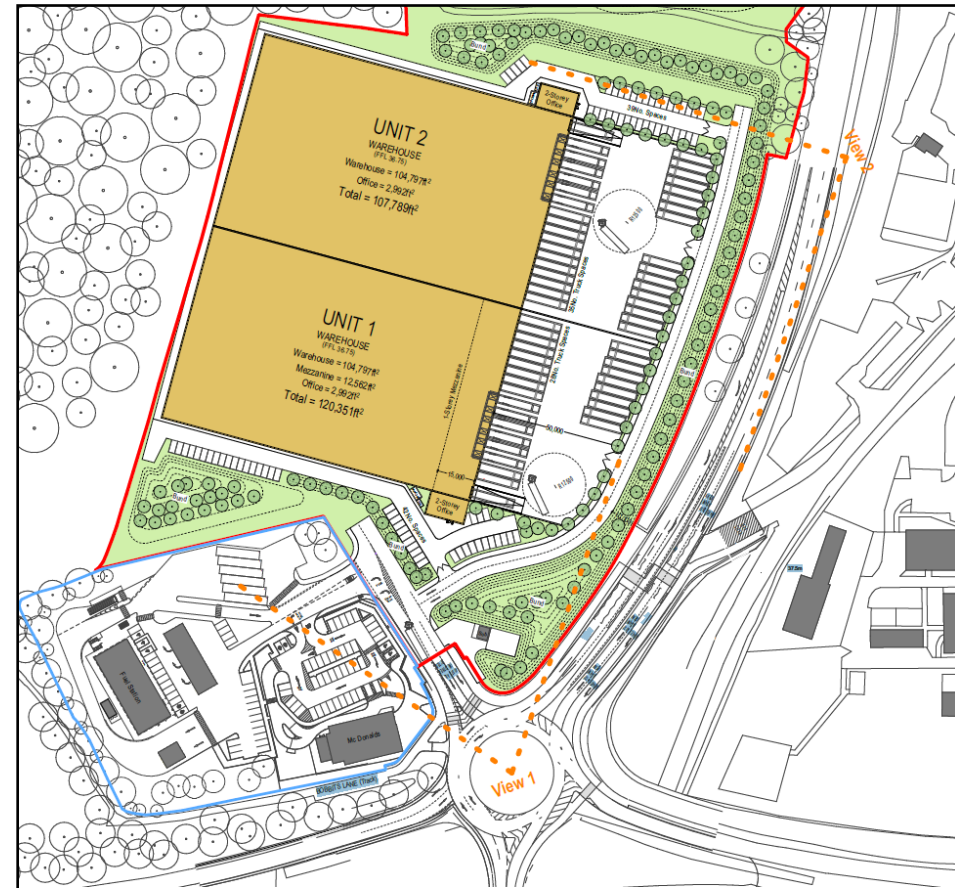
# ACCOMMODATION/FLOORPLANS

(All figures provided are approximate and measured on a gross external basis)

Unit 1	SQ FT	M <sup>2</sup>
Warehouse Area	104,797	9,735.64
Mezzanine	12,562	1,167.00
Office	2,992	277.96
Total	120,351	11,180.60

Unit 2	SQ FT	M <sup>2</sup>
Warehouse Area	104,797	9,735.64
Office	2,992	277.96
Total	107,789	10,013.60

Unit 1&2 Combined	SQ FT	M <sup>2</sup>
Warehouse Area	209,594	19,471.28
Mezzanine	12,562	1,167.00
Offices	5,984	555.92
Total	228,140	21,194.20



\*Proposed revised layout

# ADDITIONAL INFORMATION

## TENURE

The properties are available on Pre Let basis, by way of a new full repairing and insuring lease, on terms to be agreed. Further Details upon request.

## PRICE

The properties are also available on a turn key freehold basis. Price upon application.

## VAT

We understand that the property is elected for VAT.

## LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



# HARWIN

For further information and to arrange a site visit please contact the marketing agents below:



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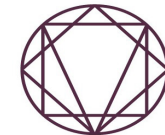


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In partnership with



**Curzon  
De Vere**  
Developments

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