

JUNCTION

56

A14 - IPSWICH - IP2 8NQ

**A BRAND NEW
CONSENTED INDUSTRIAL /
LOGISTICS DEVELOPMENT**

**TWO UNITS AVAILABLE AS A
WHOLE OR SEPARATELY**

**107,797 SQ FT TO 228,134 SQ FT
FOR SALE / TO LET**

A DEVELOPMENT BY:

HIGH SPEC UNITS READY TO BE DELIVERED

BUILT TO SUIT YOUR BUSINESS NEEDS

J56 IS A BRAND NEW DEVELOPMENT WITH PLANNING CONSENT FOR A TWO UNIT SCHEME TO SIT ALONGSIDE THE NEWLY OPENED ROADSIDE SERVICES.



LOCATED ON
UPGRADED HIGHWAY
JUNCTION



UP TO 50M
YARD DEPTH



DOCK AND LEVEL
ACCESS DOORS



PLANNING
CONSENT FOR
B8 USE



GRADE A
FITTED OFFICE
ACCOMMODATION



UP TO 16.5M
TO EAVES



ON SITE SERVICES
& STARBUCKS



SUSTAINABLE
FEATURES



UP TO 50 KN/M2
FLOOR LOADING



POWER
AVAILABLE

READILY AVAILABLE LABOUR FORCE

ANALYSIS OF ECONOMIC PERFORMANCE DATA ACROSS ALL 325 LOCAL AUTHORITIES IN ENGLAND, RANKS IPSWICH AS 5TH FOR LABOUR MARKET AND 8TH FOR WORKFORCE GROWTH WITHIN THE TOP 10 ECONOMIC PERFORMANCE INDICATOR CATEGORIES.



81.6% ARE ECONOMICALLY
ACTIVE IN IPSWICH
(74,600 PEOPLE)



30.8% OF EMPLOYMENT
IN SUFFOLK COMES FROM
MANUFACTURING, TRADE,
TRANSPORT & STORAGE

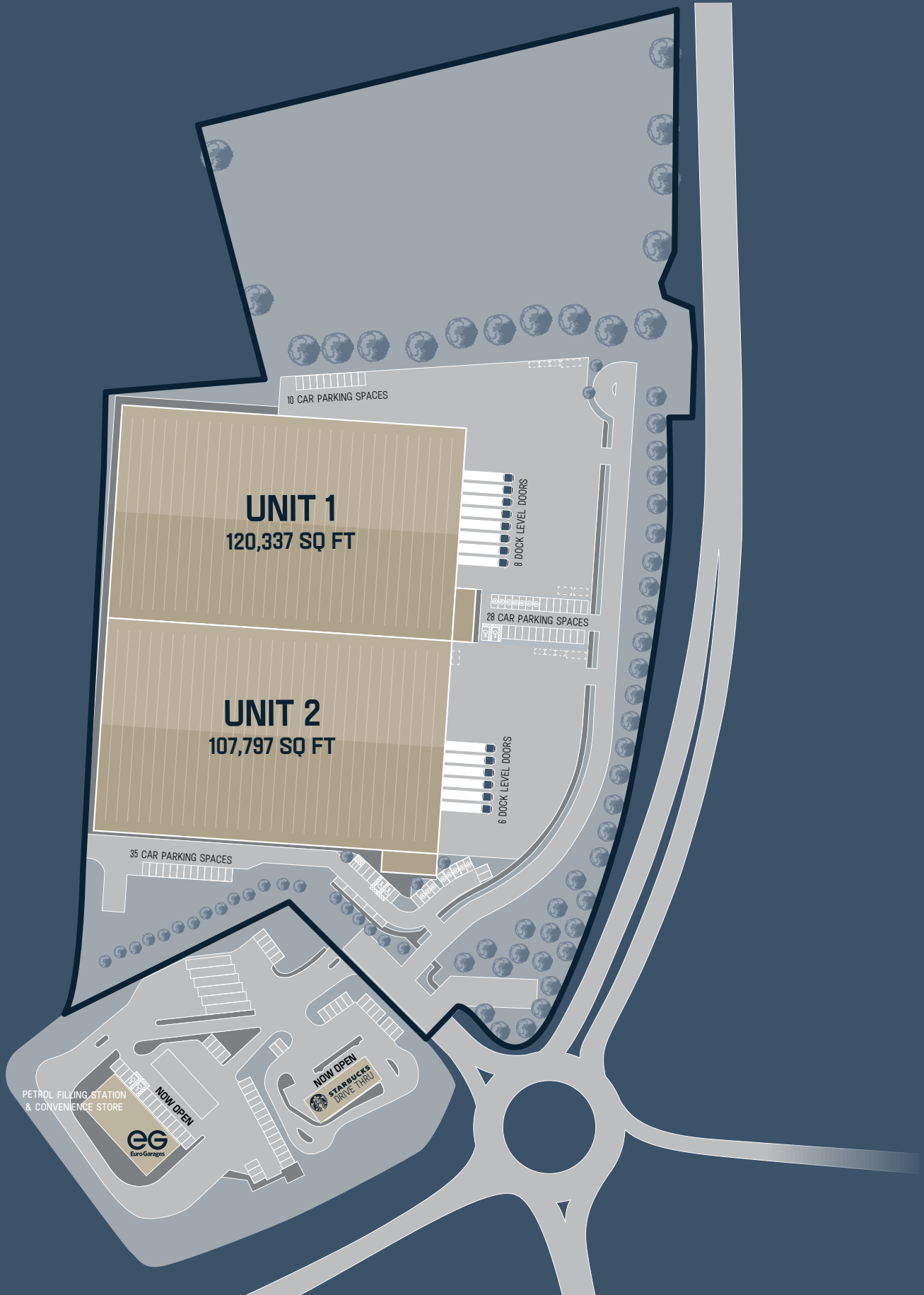


ON AVERAGE, IPSWICH
WORKERS EARN £74 A
WEEK LESS THAN THE
REST OF GREAT BRITAIN



TRANSPORT AND LOGISTICS
EMPLOYMENT IS EXPECTED
TO GROW +4.9%

UNITS AVAILABLE FROM 107,797 SQ FT TO 228,134 SQ FT





ABOUT J56

JUNCTION 56 IS LOCATED ON THE EDGE OF IPSWICH AND PROVIDES IMMEDIATE ACCESS TO THE A14.

THE PARK IS LOCATED WITHIN 20 MINS 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.

DETAILED PLANNING CONSENT HAS BEEN OBTAINED FOR THE TWO UNIT SCHEME AND ALL SERVICES ARE CONNECTED TO THE EDGE OF THE PARK. THE FIRST PHASE OF THE DEVELOPMENT IS NOW OPEN, COMPRISING A EURO GARAGES FUEL STATION AND STARBUCKS DRIVE-THRU.

ABOUT PIGEON

ESTABLISHED IN 2000, PIGEON IS ONE OF THE EASTERN REGION'S LEADING PROPERTY COMPANIES. CREATIVE, KNOWLEDGEABLE AND WELL-CONNECTED, PIGEON IDENTIFIES VALUABLE PROPERTY INVESTMENT AND DEVELOPMENT OPPORTUNITIES AND HAS ASSEMBLED A MANAGEMENT TEAM WITH EXTENSIVE KNOWLEDGE OF THE REGIONAL PROPERTY MARKETS. THE BOARD IS SUPPORTED BY CONSIDERABLE IN-HOUSE PROFESSIONAL RESOURCE INCLUDING CHARTERED SURVEYORS, TOWN PLANNERS AND ENGINEERS.

ABOUT CURZON DE VERE

CURZON DE VERE IS A DYNAMIC PROPERTY GROUP WITH A DIVERSIFIED PORTFOLIO OF REAL ESTATE ASSETS ACROSS EAST ANGLIA. AS THE DEVELOPER OF PORT ONE LOGISTICS PARK, THEY SPECIALISE IN ACQUIRING, DEVELOPING AND MANAGING PROPERTIES.

ACCOMMODATION

UNIT 1	SQ FT	SQ M	UNIT 2	SQ FT	SQ M
WAREHOUSE	104,797	9,736	WAREHOUSE	104,797	9,736
MEZZANINE	12,540	1,165	OFFICE	3,000	279
OFFICE	3,000	279	TOTAL	107,797	10,015
TOTAL	120,337	11,180			

UNIT 1



UP TO 16.5M
TO EAVES



38 CAR PARKING
SPACES



50M
YARD DEPTH



8 DOCK LOADING & 2
LEVEL ACCESS DOORS



50KN/M2 FLOOR
LOADING



BREEAM TARGET
'VERY GOOD'



EPC 'A'
TARGET RATING

UNIT 2



UP TO 16.5M
TO EAVES



35 CAR PARKING
SPACES



42M - 50M
YARD DEPTH



6 DOCK LOADING & 2
LEVEL ACCESS DOORS



50KN/M2 FLOOR
LOADING



BREEAM TARGET
'VERY GOOD'



EPC 'A'
TARGET RATING



CGI

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