

# TO LET / OPEN STORAGE OPPORTUNITY / UP TO 8.26 ACRES

(Compounds available from 2 acres+)

AVAILABLE  
NOVEMBER 2025

THE SITE

PORT OF IPSWICH,  
WEST BANK TERMINAL

IP2 8LY /// subject.circus.type



24/7 PORT SECURITY



HGV ACCESS



WELL CONNECTED TO TOWN CENTRE, A14 & A12



ORWELL  
BRIDGE

QUAY  
ACCESS

RORO 2

WEST BANK  
TERMINAL

# PORT OF IPSWICH

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, handling 2 million tonnes of cargo per year. It is the UK's leading grain export port. In addition to routinely and efficiently handling grain, cement, and aggregates, the Port of Ipswich expertly manages forest products, containers, and project cargo, as well as a broad portfolio of dry bulk cargo, including animal feed and fertiliser. The Port boasts 1,800m of berths across West Bank, Cliff Quay, and the Wet Dock, enhancing its capacity and operational efficiency.



See more information on the Port of Ipswich at:  
[property.abports.co.uk/port/ipswich/21155](https://property.abports.co.uk/port/ipswich/21155)

WHERESTEAD RD

## DESCRIPTION

The site comprises 8.26 acres of open storage land which benefits from the following specification:

TARMAC SURFACE

HIGH MAST LIGHTING TOWERS

HGV ACCESS

24/7 PORT SECURITY



## PORT CAPABILITIES

Vessel Size (Max)

Length 155.0 metres

Beam No restrictions

Draft 8.4 metres

03

## 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  
M25 J28 - 55 miles / 88.7 km

A14 / A12 - 3.8 miles / 6.1 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.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2015  
JLL, Penn Commercial and Savills on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by JLL, Penn Commercial and Savills has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is October 2025.

**JLL**  
020 7493 4933  
property.jll.co.uk

**James Saxby**  
M. 07801 667 692  
james.saxby@jll.com

**Nicholas Peters**  
M. 07842 301 063  
nicholas.peters@jll.com

**penn commercial**  
01473 211933  
www.penncommercial.co.uk

**Vanessa Penn**  
M. 07721 922 946  
vanessa@penncommercial.co.uk

**savills.co.uk savills**  
01473 234836

**Phil Dennis**  
M. 07799 221 113  
pdennis@savills.com

**Nick O'Leary**  
M. 07725 372 577  
nick.oleary@savills.com

### 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.