

JUNCTION

56

A14 - IPSWICH - IP2 8NQ

A BRAND NEW INDUSTRIAL /
LOGISTICS DEVELOPMENT
22,809 SQ FT - 75,154 SQ FT
FOR SALE / TO LET

A DEVELOPMENT BY:

 **Pigeon**

JUNCTION56.CO.UK

BUILT TO SUIT YOUR BUSINESS NEEDS

HIGH SPEC UNITS

J56 IS A BRAND NEW DEVELOPMENT OFFERING HIGH QUALITY INDUSTRIAL & LOGISTICS SPACE.



HIGH SPEC BUILD TO SUIT UNITS



UP TO 55M YARD DEPTH



DOCK AND LEVEL ACCESS DOORS



PLANNING CONSENT FOR B1C, B2, B8 / 24/7 USE



GRADE A FITTED OFFICE ACCOMMODATION



UP TO 12.5M TO UNDERSIDE OF HAUNCH



ON SITE SERVICES



SUSTAINABLE FEATURES



UP TO 50 KN/M2 FLOOR LOADING



UP TO 2MVA SITE WIDE

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.



78.9% ARE ECONOMICALLY ACTIVE IN IPSWICH (71,600 PEOPLE)



31.9% OF EMPLOYMENT IN SUFFOLK COMES FROM MANUFACTURING, TRADE, TRANSPORT & STORAGE



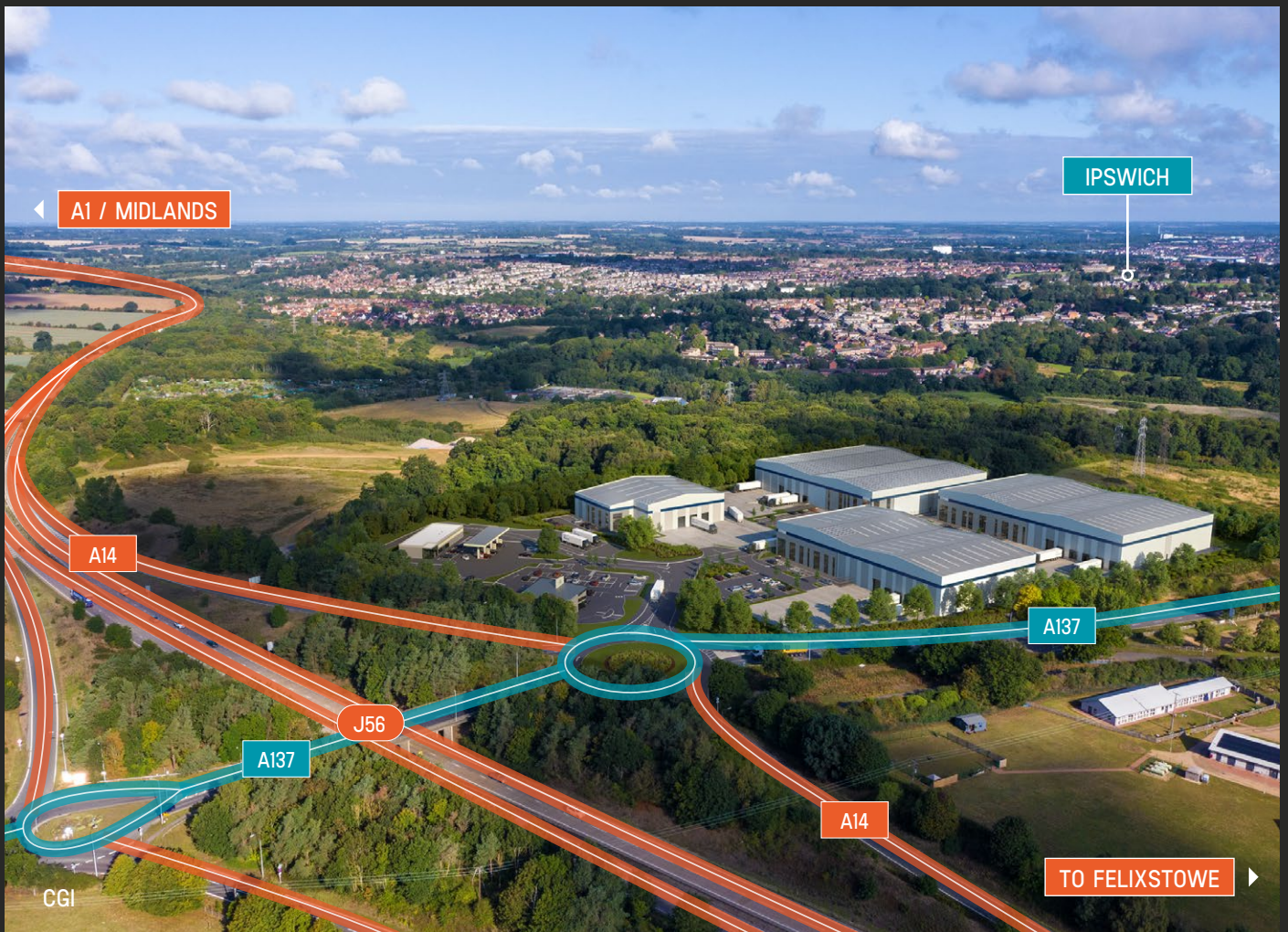
ON AVERAGE, SUFFOLK WORKERS EARN £58 A WEEK LESS THAN THE REST OF ENGLAND



TRANSPORT AND LOGISTICS EMPLOYMENT IS EXPECTED TO GROW +4.7%

UNITS AVAILABLE FROM 22,809 SQ FT TO 75,154 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.

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.

ACCOMMODATION

UNIT A	SQ FT	SQ M
WAREHOUSE	67,017	6,226
OFFICE	8,137	756
TOTAL	75,154	6,982



12.5M TO
UNDERSIDE
OF HAUNCH



50 CAR PARKING
SPACES



51.3M YARD
DEPTH



5 DOCK LOADING & 2
LEVEL ACCESS DOORS

UNIT C	SQ FT	SQ M
WAREHOUSE	44,854	4,167
OFFICE	5,048	469
TOTAL	49,902	4,636



12.5M TO
UNDERSIDE
OF HAUNCH



46 CAR PARKING
SPACES



55M YARD
DEPTH



4 DOCK LOADING & 1
LEVEL ACCESS DOOR

UNIT B	SQ FT	SQ M
WAREHOUSE	59,891	5,564
OFFICE	6,846	636
TOTAL	66,737	6,200



12.5M TO
UNDERSIDE
OF HAUNCH



40 CAR PARKING
SPACES



45M YARD
DEPTH



5 DOCK LOADING & 1
LEVEL ACCESS DOOR

UNIT D	SQ FT	SQ M
WAREHOUSE	20,258	1,882
OFFICE	2,551	237
TOTAL	22,809	2,119



10M TO
UNDERSIDE
OF HAUNCH



21 CAR PARKING
SPACES



40M YARD
DEPTH



2 LEVEL
ACCESS DOORS





TOWNS & CITIES	DISTANCE	TIME
CAMBRIDGE	57.5 MILES	1 HR 1 MIN
CENTRAL LONDON	80.4 MILES	1 HR 46 MINS
BIRMINGHAM	153 MILES	2 HR 24 MINS

AIRPORTS	DISTANCE	TIME
STANSTED	47.7 MILES	53 MINS
LUTON	98.7 MILES	1 HR 39 MINS
HEATHROW	107 MILES	1 HR 47 MINS

ROADS	DISTANCE	TIME
A12 SOUTH	2.1 MILES	3 MINS
A12 NORTH	5.1 MILES	6 MINS
A1/A14 J22	75.1 MILES	1 HR 8 MINS

PORTS	DISTANCE	TIME
FELIXSTOWE	13.7 MILES	17 MINS
LONDON GATEWAY	59.1 MILES	1 HR 1 MINS
DOVER	128 MILES	2 HR 6 MINS

SOURCE: GOOGLE MAPS

CONTACT

FURTHER INFORMATION PLEASE CONTACT:

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A DEVELOPMENT BY:

Pigeon

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