



A development by  
**EQUATION**  
PROPERTIES

**AVAILABLE NOW**

**PHASE 1** – two high quality warehouses  
comprising **300,903 & 255,936** SQ FT  
**Available for immediate occupation**

**PHASE 2** – flexible units sizes available  
up to **500,000** SQ FT

## Orwell Logistics Park, A14 Eastbound, Ipswich, IP10 0DD

A PRIME NEW BUILD INDUSTRIAL / LOGISTICS DEVELOPMENT - AVAILABLE NOW

<b>Tenure</b>	To Let
<b>Available Size</b>	25,335 to 500,000 sq ft / 2,353.70 to 46,451.52 sq m
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

PHASE 1 – two high quality warehouses comprising 300,903 & 255,936 SQ FT -

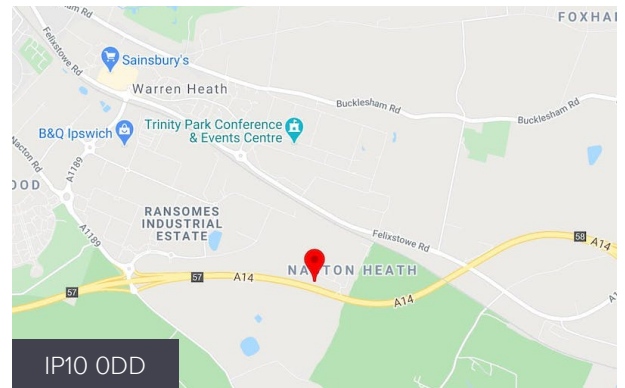
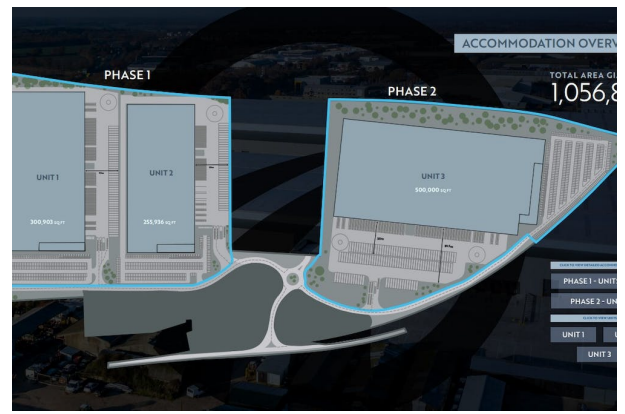
Available for immediate occupation

PHASE 2 – flexible units sizes available up to 500,000 SQ FT

## Location

Orwell Logistics Park is a new industrial/distribution development located in Felixstowe, Suffolk. Orwell Logistics Park is strategically located on the doorstep of the Port of Felixstowe & the city of Ipswich, 25 miles from the Harwich International, 70 Miles North East of Central London & 55 Miles South East of Cambridge.

The Park prominently fronts the A14, the road connecting Cambridge & the Port of Felixstowe to the UK's 3 key North / South motorways: M1, A1(M) & M6.



## Viewing & Further Information

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