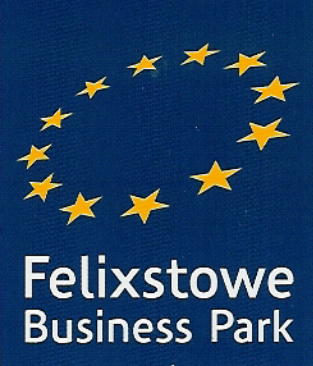


ADJACENT TO THE UK'S NO.1 CONTAINER PORT

TO LET or FOR SALE

DESIGN & BUILD UNITS

(Similar to pictured)



Felixstowe Business Park

HAVEN EXCHANGE • FELIXSTOWE • SUFFOLK • IP11 2QE

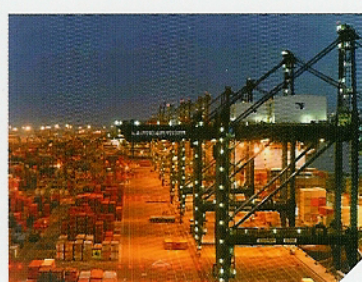
DESIGN & BUILD | AVAILABLE FROM 1500FT² UPWARDS | SUIT B1, A1, TRADE COUNTER & A3



EXISTING OCCUPIERS: HANJIN SHIPPING SENATOR LINES JOHN GOOD SHIPPING

RJJ FREIGHT MARITIME TRANSPORT NORMAN GLOBAL LOGISTICS McDONALD'S

FELIXSTOWE BUSINESS PARK
HAVEN EXCHANGE • FELIXSTOWE • SUFFOLK • IP11 2QE



Location

Suffolk, an area of outstanding natural beauty, offers a wide range of attractions with its mix of competitively priced housing, some of the best state and independent schools, the new University of Suffolk, leisure facilities and virtually one of the lowest crime rates in England. Current population 679,000 (2006).

Felixstowe Business Park enjoys a prime location opposite Dock Gate No. 1, Port of Felixstowe which handles 40% of the UK's container trade and connects with 365 ports worldwide. The recent opening of the final phase of its Trinity Terminal expansion gives the Port the ability to accommodate the next generation of container vessels and further expansion is planned for a new South Terminal to provide additional deep water handling facilities.

Felixstowe Business Park has direct road access to the A14 dual carriageway with fast road and rail connections to the Midlands, North via the M1/M6 and via the A12 to the M25 providing links to the UK's commercial centres. Stansted Airport, now operating flights to the US is only 70 minutes drive.

There are now a total of 25 inbound and 24 outbound trains per day from the Port of Felixstowe's North and South terminals.



Description

Felixstowe Business Park offers a mixed use development with planning consent obtained for B1 office and R&D, B8 trade counter uses, A1 retail limited to bulky goods, and A3/A5 fast-food and restaurant uses.

Tenure

For sale freehold or to let, design and build, turnkey packages.

Telecoms

Through the BT port exchange, fibre-optic / hi-speed broadband enabled also available micro-wave link to the port system.

Distances

Ipswich	12 miles
London Docklands	87 miles
Stansted	70 miles
City Airport	87 miles
Mainland Europe	125 miles



EQUITY LAND LIMITED

Tel: 01473 688200 • Email: equity@stokehall.com
Web: www.felixstowedock.co.uk



Images 1&2 - Courtesy of the Port of Felixstowe; 3 - Choose Suffolk



01473 234835
www.savills.co.uk
cmoody@savills.com
Contact: Chris Moody



01473 211933
15 ST HELENS STREET, IPSWICH, SUFFOLK IP4 1HE

www.douglasduff.co.uk
vanessa.penn@douglasduff.co.uk
Contact: Vanessa Penn

The accuracy of any description, dimensions, permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only. Prospective tenants must not rely on them as statements of fact for representations and must satisfy themselves as to their accuracy. Neither Douglas Duff nor Savills nor any of their employees or representatives have any authority to make or give any representation or warranty. Neither Douglas Duff nor Savills nor their client can be held responsible for any expense, loss of time or inconvenience to applicants by reason of misstatements or by withdrawal of units from the market. All negotiations are subject to contract and subject to units being available.