



Felixstowe
Business Park

60,000
SQ FT
DEVELOPED

Tenants include:
CORY BROTHERS
HANJIN SHIPPING
MARITIME TRANSPORT
McDONALD'S

5 acres remaining
B1, B2 & B8, trade
counter & A3 uses
Design & Build available

Felixstowe Business Park

Unique opportunity to acquire
freehold land opposite
Dock Gate No.1, Felixstowe



Haven Exchange
Felixstowe
Suffolk, IP11 2QE

Felixstowe Business Park

Haven Exchange, Felixstowe, Suffolk, IP11 2QE

Location

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, the 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.

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 fibre-optic/hi-speed broadband enabled through the Port or Town exchanges, also available a link to the port system.



Distances

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

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