



# ORWELL

## LOGISTICS PARK

FELIXSTOWE A14 IP10 0DD

A development by

EQUATION  
PROPERTIES

BentallGreenOak 

**PHASE 1** – two high quality warehouses  
comprising **301,214 & 256,255** SQ FT  
**Available for immediate occupation**

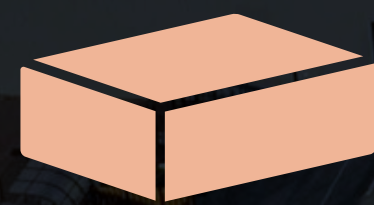
**PHASE 2** – flexible units sizes available  
up to **500,000** SQ FT



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 town of Ipswich.

The site spans 60 acres and can offer a variety of unit sizes up to 500,000 sq ft, across multiple phases. Orwell Logistics Park is a perfect development for a multitude of businesses which operate through the Port of Felixstowe

searching to optimise their distribution network to the rest of the UK, as 70% of Felixstowe freight is distributed to the Golden Triangle. The rail network also accounts for 30% of the total freight that is handled through the Port.



301,214 & 256,255 <sup>SQ.FT</sup>  
available now.

Up to 500,000 <sup>SQ.FT</sup>  
available on Phase 2.

24 hour access.



BREEAM  
'Excellent'

EPC A rating.



Prominent location with  
direct frontage and access  
to the A14, westbound, as  
well as junctions 57 & 58.

Strategically located nearby  
the A12, M1, A1(M) & M6.



Excellent local labour  
pool with 116,192  
economically active  
residents within a 15m  
minute drive.



Enhanced quality  
private estate  
with landscaped  
environment.

RANSOMES  
INDUSTRIAL ESTATE

PHASE 1  
301,214 & 256,255 SQ FT  
AVAILABLE NOW

PHASE 2  
500,000 SQ FT  
AVAILABLE TO PRE-LET

UNIT 1

UNIT 2

UNIT 3

A14

PORT OF FELIXSTOWE  
12 MINS

A12 - 7MINS



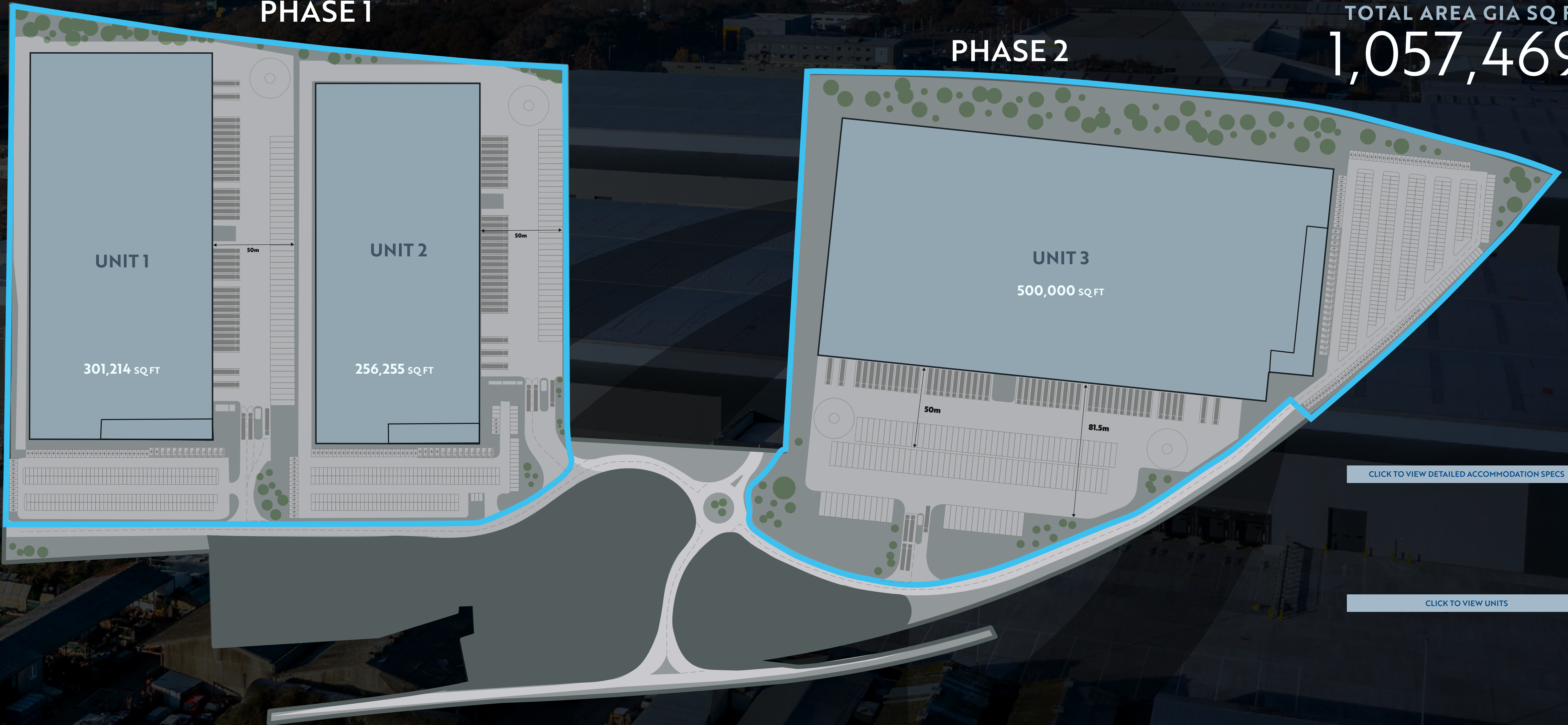
# ACCOMMODATION OVERVIEW

## PHASE 1

## PHASE 2

TOTAL AREA GIA SQ FT

1,057,469



[CLICK TO VIEW DETAILED ACCOMMODATION SPECS](#)

[CLICK TO VIEW UNITS](#)

# PHASE 1 – 301,214 & 256,255 SQ FT



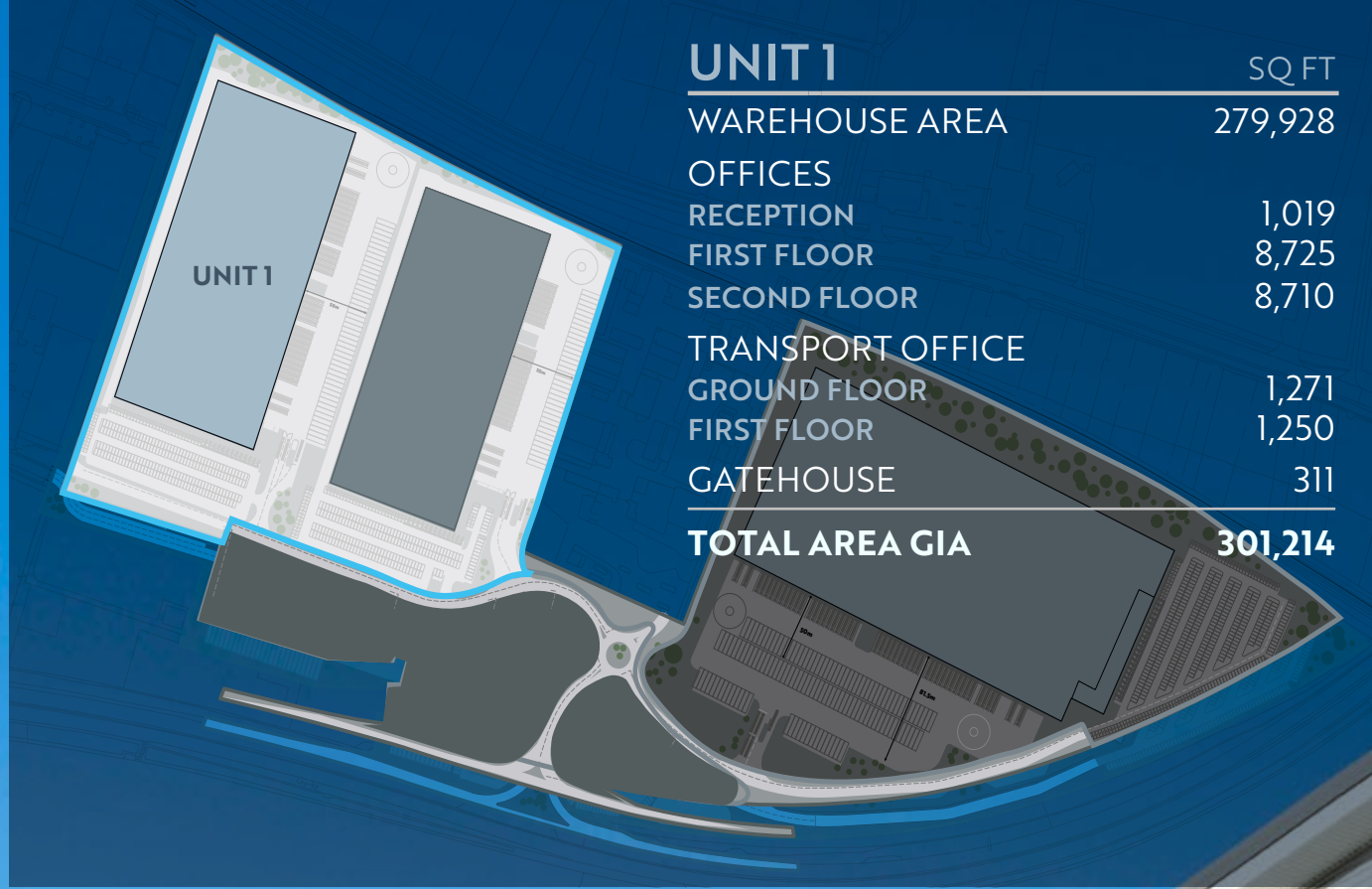
UNIT 1	SQ FT
WAREHOUSE AREA	279,928
OFFICES	
RECEPTION	1,019
FIRST FLOOR	8,725
SECOND FLOOR	8,710
TRANSPORT OFFICES	
GROUND FLOOR	1,271
FIRST FLOOR	1,250
GATEHOUSE	311
<b>TOTAL AREA GIA</b>	<b>301,214</b>
HAUNCH HEIGHT	18m
LEVEL ACCESS DOORS	4
LOADING DOCKS	30
HGV PARKING	46
CAR PARKING SPACES	243
CYCLE SPACES	88
EV CHARGING POINTS	43
YARD DEPTH	50m
FLOOR LOADING	50 KN/m <sup>2</sup>
POWER SUPPLY	1,800 kVA

UNIT 2	SQ FT
WAREHOUSE AREA	238,107
OFFICES	
RECEPTION	1,014
FIRST FLOOR	7,163
SECOND FLOOR	7,150
TRANSPORT OFFICES	
GROUND FLOOR	1,269
FIRST FLOOR	1,242
GATEHOUSE	311
<b>TOTAL AREA GIA</b>	<b>256,255</b>
HAUNCH HEIGHT	15m
LEVEL ACCESS DOORS	3
LOADING DOCKS	23
HGV PARKING	37
CAR PARKING SPACES	248
CYCLE SPACES	88
EV CHARGING POINTS	46
YARD DEPTH	50m
FLOOR LOADING	50 KN/m <sup>2</sup>
POWER SUPPLY	1,000 kVA

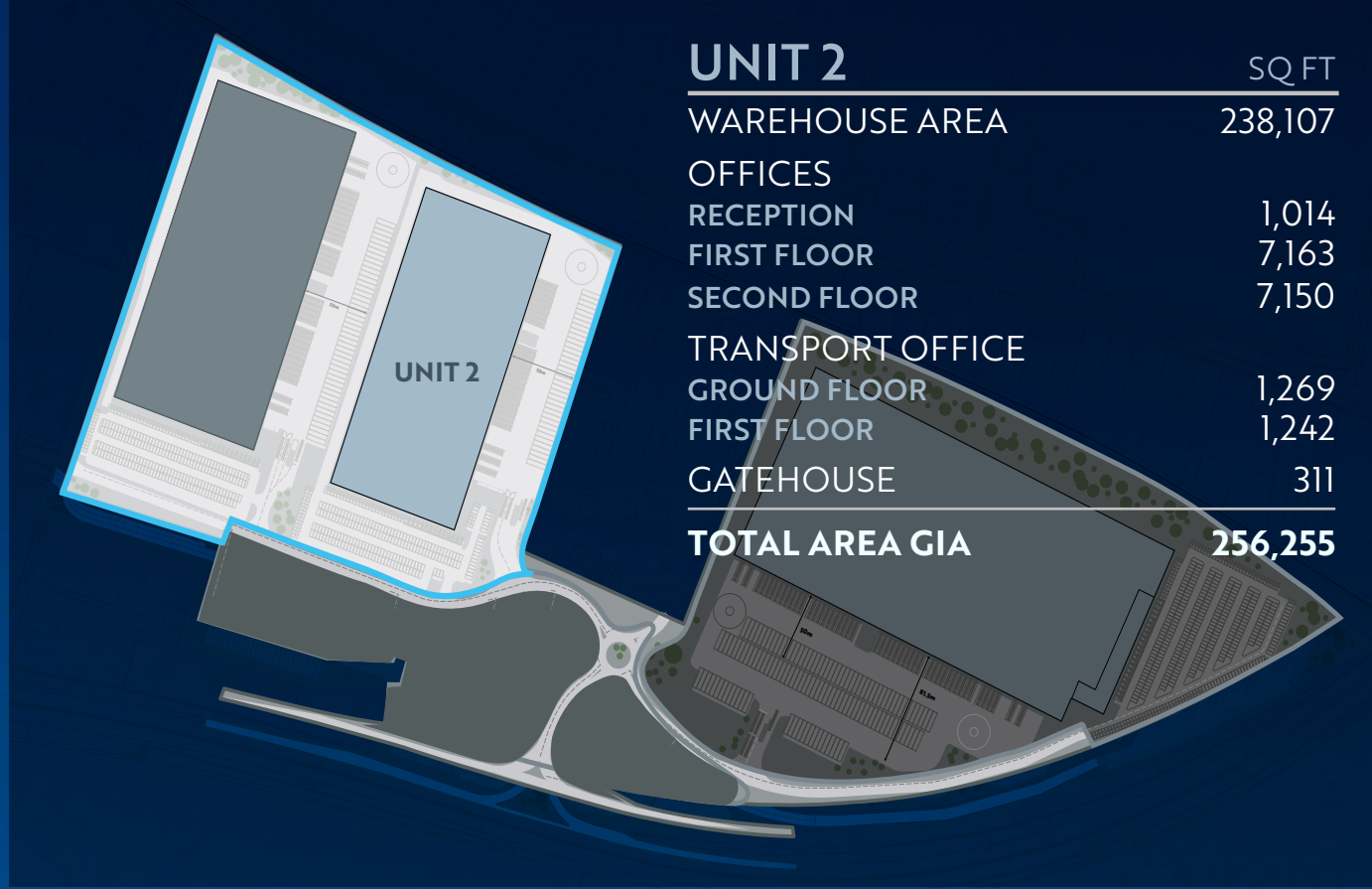


## SPECIFICATION

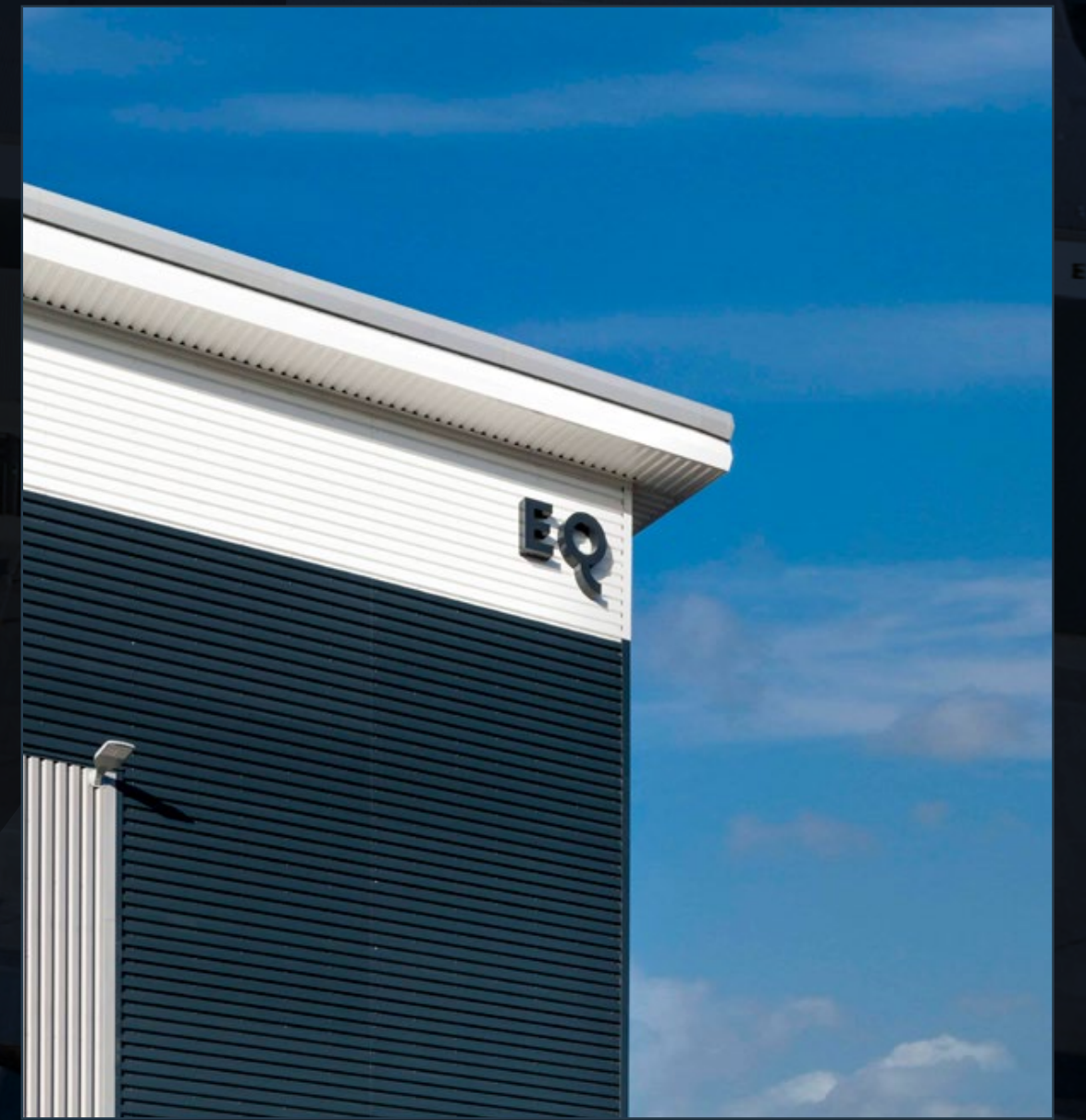
WAREHOUSE	EXTERNAL	OFFICES
<p>50 kN/m<sup>2</sup> Floor Loading</p>	<p>Secured Entrances Independent Gates</p>	<p>LED Lighting with Smart Control</p>
<p>15% Roof Lights to Warehouse</p>	<p>50m Yard Depth</p>	<p>Grade A Open Plan Office</p>
<p>BREEAM 'Excellent' Rating</p>	<p>EV Parking Bays</p>	<p>VRF Heating and Comfort Cooling</p>
	<p>Perimeter Paladin Estate Fencing</p>	<p>Glazed HQ Reception</p>







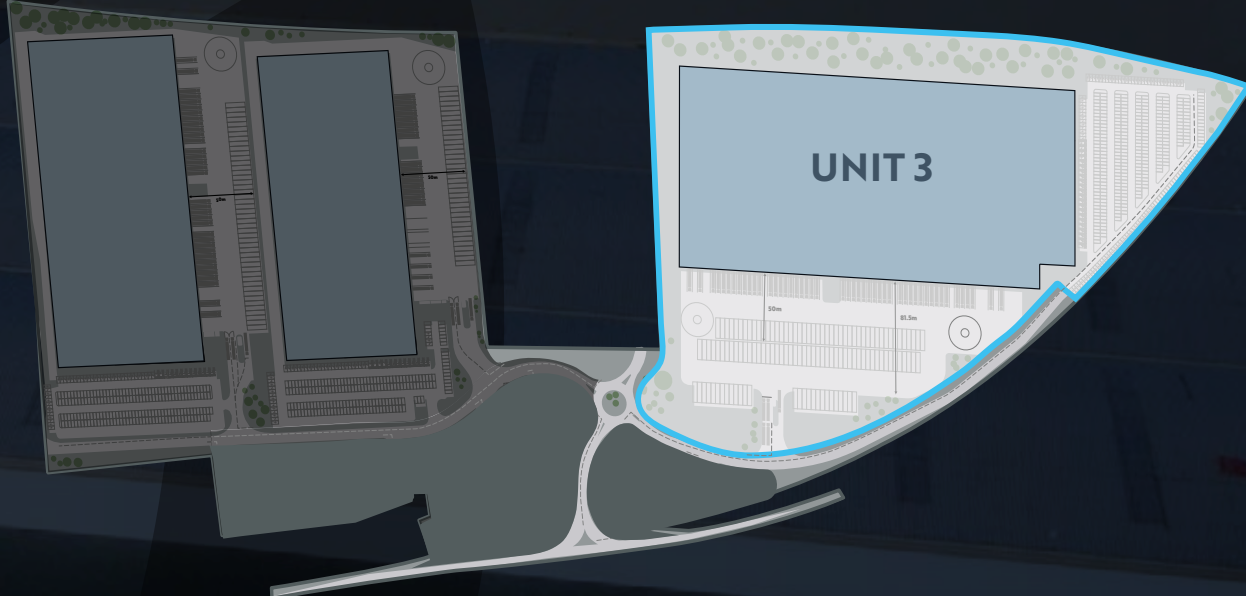




# PHASE 2: AVAILABLE TO PRE-LET



	SQ FT		
WAREHOUSE AREA	473,550	HAUNCH HEIGHT	18m
OFFICE	23,650	LEVEL ACCESS LOADING DOORS	4
TRANSPORT OFFICE	2,500	LOADING DOCKS	40
GATEHOUSE	300	HGV PARKING	120
<b>TOTAL AREA GIA</b>	<b>500,000</b>	CAR PARKING SPACES	424
		CYCLE SPACES	220
		ELECTRIC CAR CHARGING POINTS	43
		YARD DEPTH	81.5m
		FLOOR LOADING	50 KN/m2
		POWER SUPPLY	3,315 kVa



## SPECIFICATION

### WAREHOUSE

50 kN/m2 Floor Loading

BREEAM 'Excellent' Rating

EPC A Rating

15% Roof Lights to Warehouse

### EXTERNAL

81.5 M  
81.5m Yard Depth

EV Parking Bays

Secured Entrances  
Independent Gates

Perimeter Paladin Estate Fencing

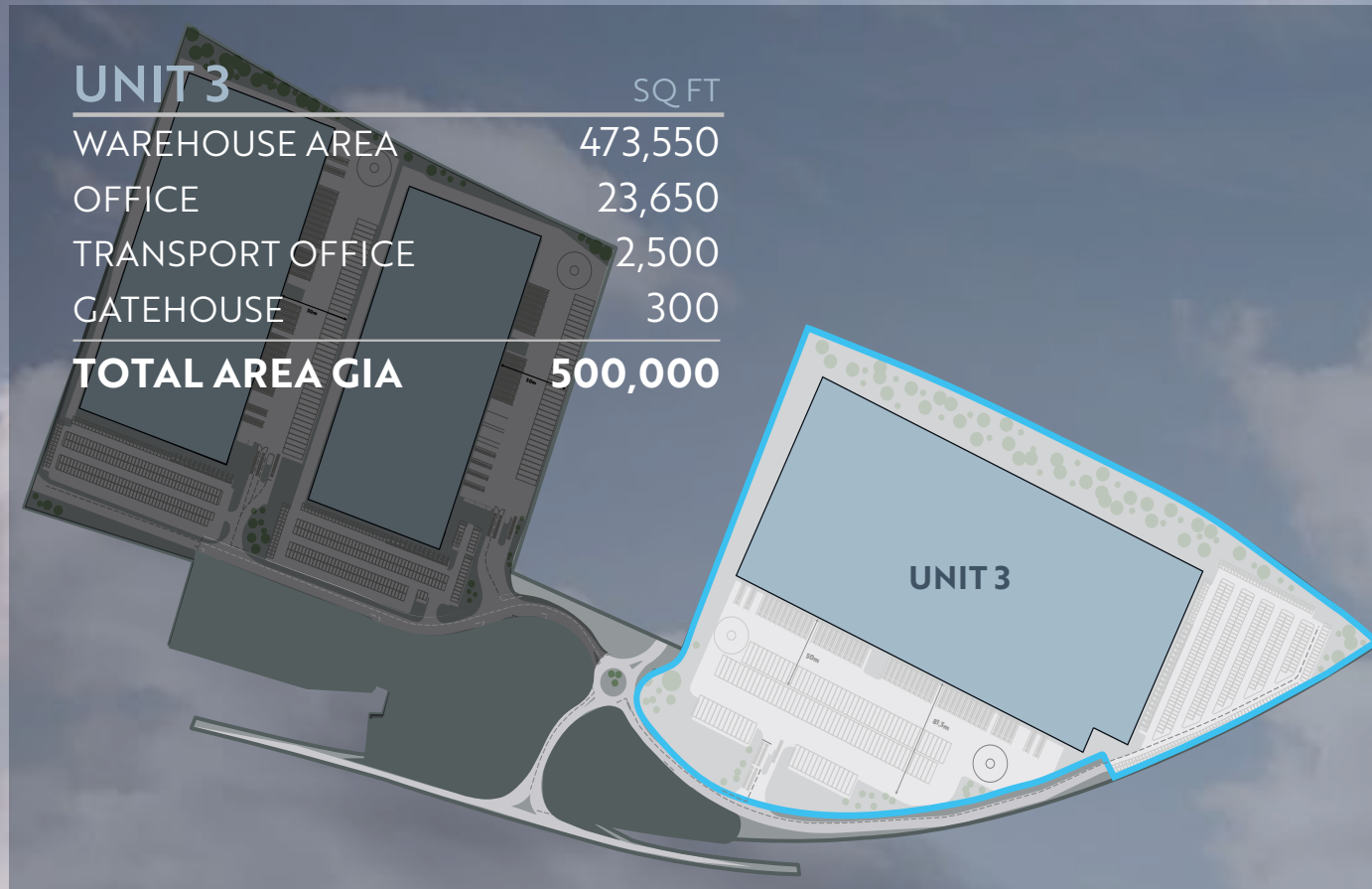
### OFFICES

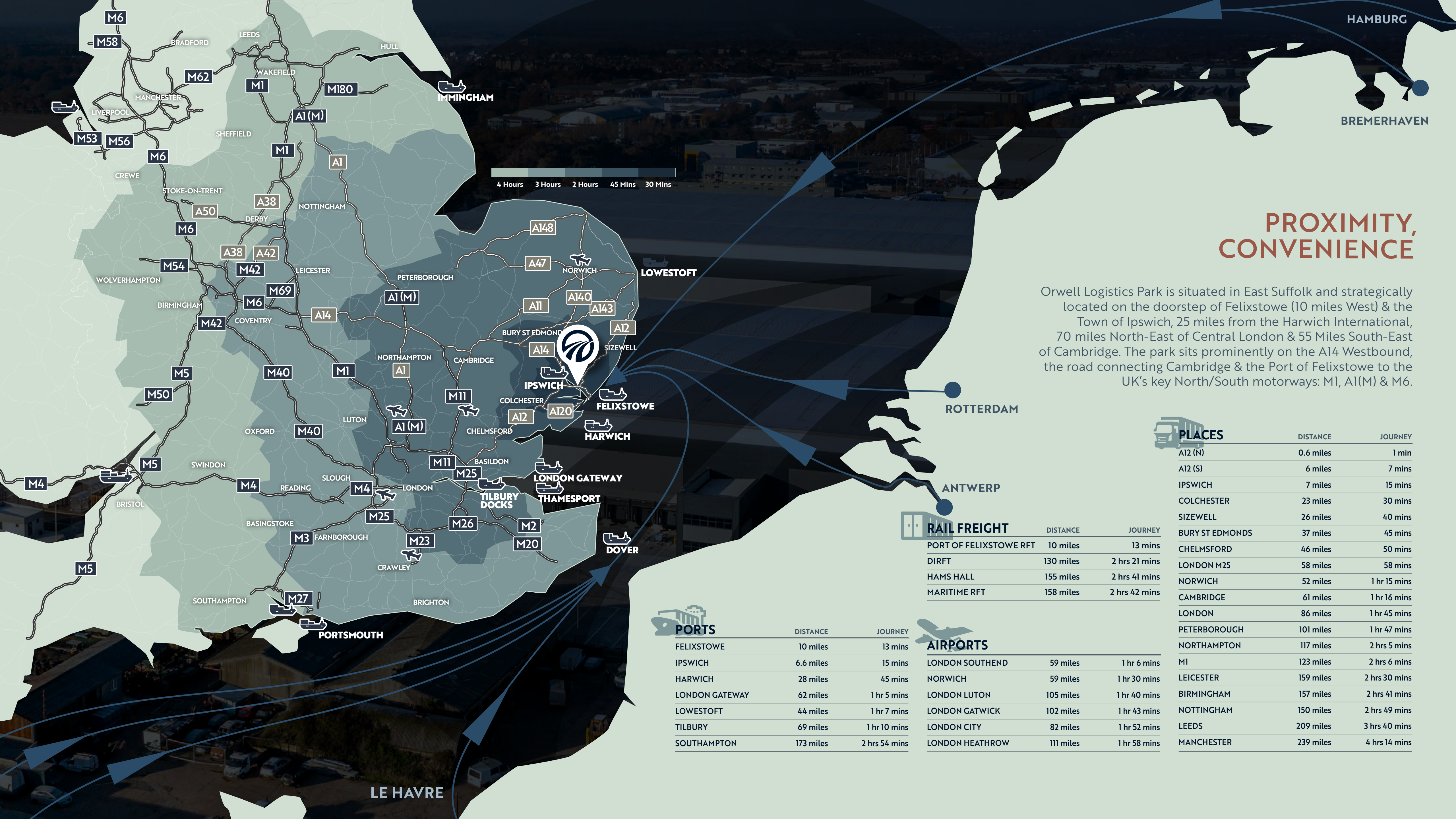
LED Lighting with Smart Control

VRF Heating and Comfort Cooling

Grade A Open Plan Office

Glazed HQ Reception





## PROXIMITY, CONVENIENCE

Orwell Logistics Park is situated in East Suffolk and strategically located on the doorstep of Felixstowe (10 miles West) & the Town of Ipswich, 25 miles from the Harwich International, 70 miles North-East of Central London & 55 Miles South-East of Cambridge. The park sits prominently on the A14 Westbound, the road connecting Cambridge & the Port of Felixstowe to the UK's key North/South motorways: M1, A1(M) & M6.



### RAIL FREIGHT

	DISTANCE	JOURNEY
PORT OF FELIXSTOWE RFT	10 miles	13 mins
DIRFT	130 miles	2 hrs 21 mins
HAMS HALL	155 miles	2 hrs 41 mins
MARITIME RFT	158 miles	2 hrs 42 mins

### PORTS

	DISTANCE	JOURNEY
FELIXSTOWE	10 miles	13 mins
IPSWICH	6.6 miles	15 mins
HARWICH	28 miles	45 mins
LONDON GATEWAY	62 miles	1 hr 5 mins
LOWESTOFT	44 miles	1 hr 7 mins
TILBURY	69 miles	1 hr 10 mins
SOUTHAMPTON	173 miles	2 hrs 54 mins

### AIRPORTS

	DISTANCE	JOURNEY
LONDON SOUTHEND	59 miles	1 hr 6 mins
NORWICH	59 miles	1 hr 30 mins
LONDON LUTON	105 miles	1 hr 40 mins
LONDON GATWICK	102 miles	1 hr 43 mins
LONDON CITY	82 miles	1 hr 52 mins
LONDON HEATHROW	111 miles	1 hr 58 mins

### PLACES

	DISTANCE	JOURNEY
A12 (N)	0.6 miles	1 min
A12 (S)	6 miles	7 mins
IPSWICH	7 miles	15 mins
COLCHESTER	23 miles	30 mins
SIZEWELL	26 miles	40 mins
BURY ST EDMONDS	37 miles	45 mins
CHELMSFORD	46 miles	50 mins
LONDON M25	58 miles	58 mins
NORWICH	52 miles	1 hr 15 mins
CAMBRIDGE	61 miles	1 hr 16 mins
LONDON	86 miles	1 hr 45 mins
PETERBOROUGH	101 miles	1 hr 47 mins
NORTHAMPTON	117 miles	2 hrs 5 mins
M1	123 miles	2 hrs 6 mins
LEICESTER	159 miles	2 hrs 30 mins
BIRMINGHAM	157 miles	2 hrs 41 mins
NOTTINGHAM	150 miles	2 hrs 49 mins
LEEDS	209 miles	3 hrs 40 mins
MANCHESTER	239 miles	4 hrs 14 mins



# DEMOGRAPHICS\*

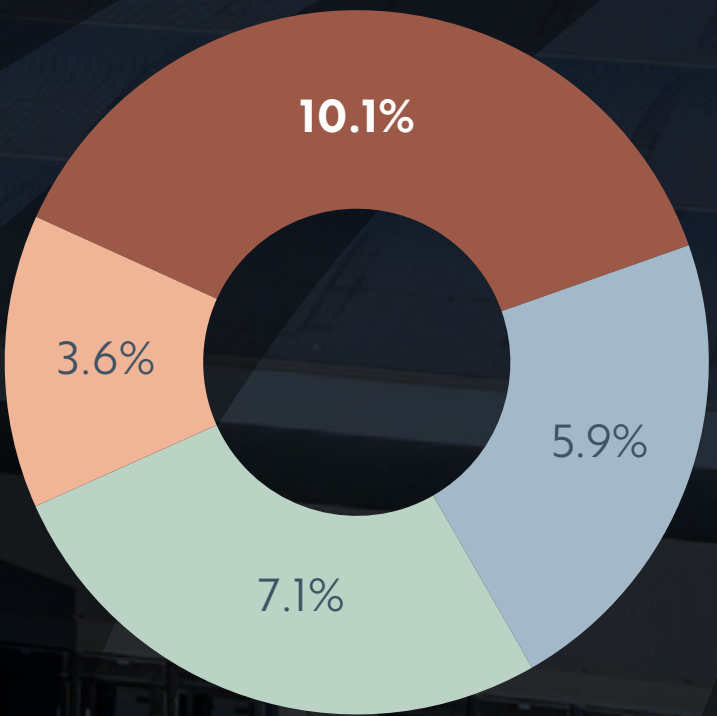
**116,192**  
Economically active workforce within a **15m Drive**

**224,019**  
Economically active workforce within a **30m Drive**

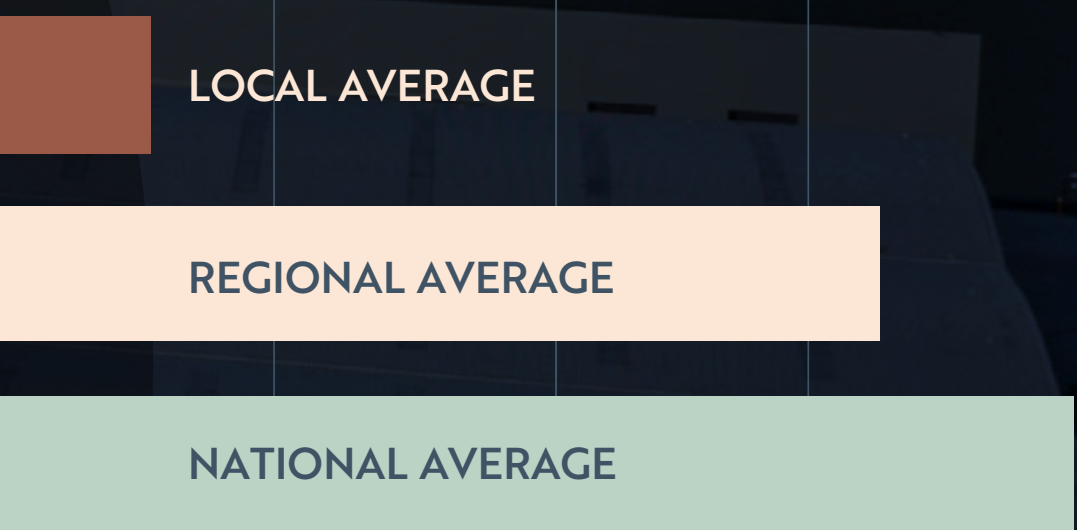
\*SOURCE CACI / ONS

## EMPLOYEES WORKING IN STORAGE & TRANSPORT

● LOCAL TO OLP  
● NATIONAL AVERAGE  
● COMPETING SCHEMES 1  
● COMPETING SCHEMES 2



## WEEKLY EMPLOYEE WAGE



£520    £540    £550    £570    £590



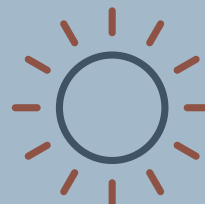
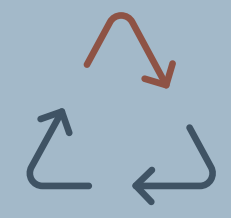



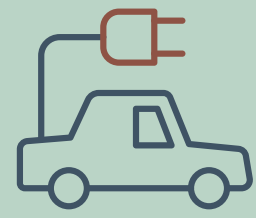




## WEEKLY WAGE

2020 DATA

## LOCAL OCCUPIERS & AMENITIES

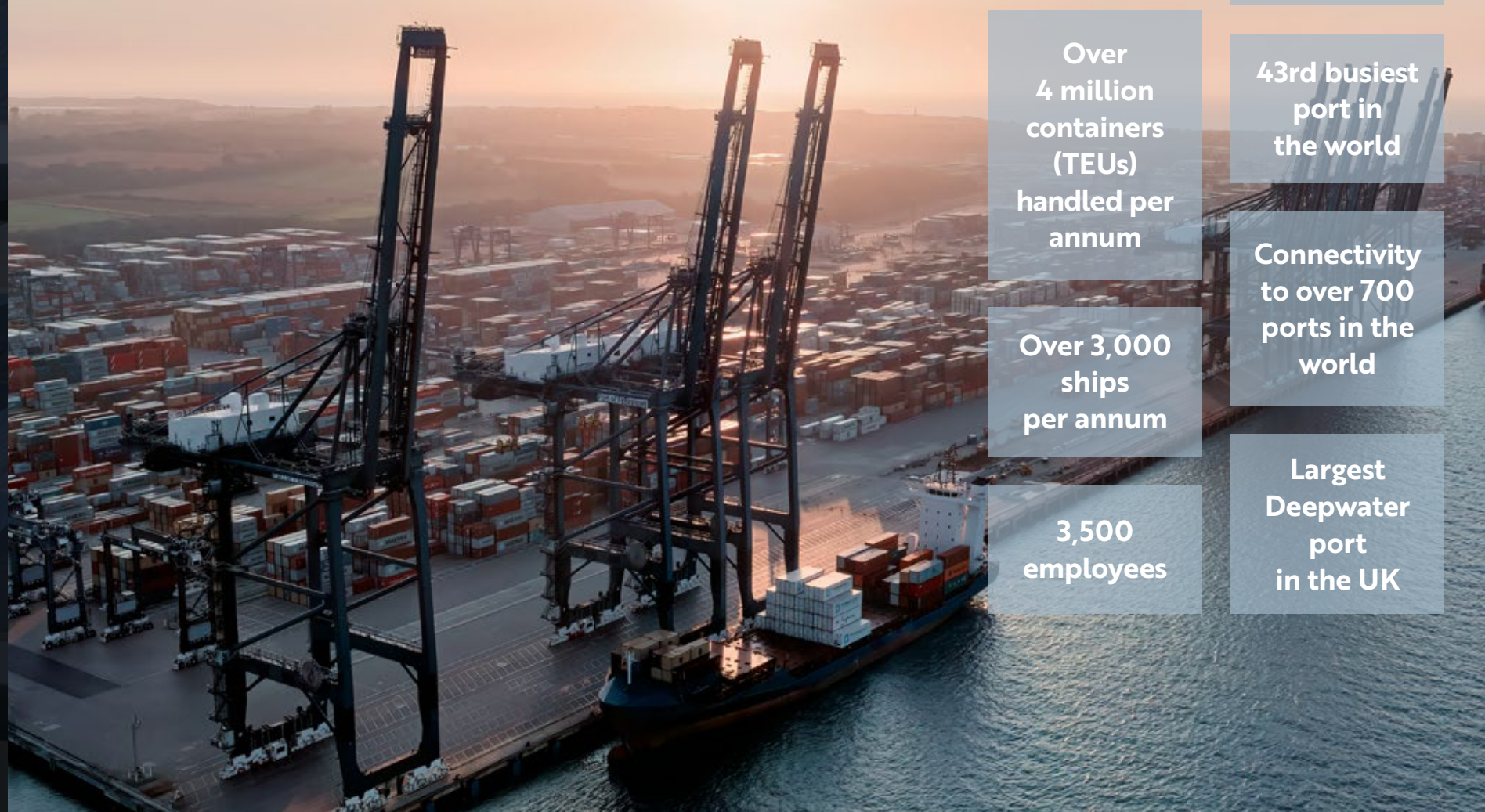
- |                                   |                        |                        |
|-----------------------------------|------------------------|------------------------|
| 1 BASETEK                         | 8 SCREWFIX             | 15 HOLIDAY INN IPSWICH |
| 2 PARCELFORCE WORLDWIDE           | 9 MAREXPORT UK LTD     | 16 PREMIER INN IPSWICH |
| 3 GMA WAREHOUSING & TRANSPORT LTD | 10 MSC                 | 17 MCDONALD'S          |
| 4 BUILDBASE IPSWICH               | 11 DRAX GROUP          | 18 19 COSTA COFFEE     |
| 5 MENZIES DISTRIBUTION LTD        | 12 BDO                 | 20 BURGER KING         |
| 6 DEBACH ENTERPRISES LTD          | 13 DAVID LLOYD IPSWICH | 21 NANDO'S             |
| 7 BRUNEL GLOBAL SOLUTIONS         | 14 PURE GYM            | 22 WAITROSE            |
|                                   |                        | 23 SAINSBURY'S         |

# SUSTAINABILITY FEATURES

<p>BREEAM UK NEW CONSTRUCTION 2018 (SHELL &amp; CORE)</p>  <p>'Excellent' Rating</p>	<p>ENERGY PERFORMANCE CERTIFICATE</p>  <p>A Rating for excellent energy performance.</p>	<p>NATURAL LIGHT</p>  <p>Optimised use of natural light with 15% roof lights and excellent office visibility.</p>	<p>RENEWABLE TECHNOLOGIES</p>  <p>Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.</p>	<p>BICYCLE SPACES</p>  <p>462 spaces in covered shelters encourages environmental travel.</p>	<p>ENERGY METERING TECHNOLOGY</p>  <p>Allows occupiers to pro-actively manage their energy consumption.</p>
<p>RESPONSIBLE SOURCING</p>  <p>Assured construction materials with low environmental, economic and social impact.</p>	<p>ELECTRIC VEHICLE CHARGING</p>  <p>155 Charging points provided with provision for to future-proof occupier fleet requirements.</p>	<p>WATER REGULATION TECHNOLOGIES</p>  <p>Efficient sanitary-ware with low flow rates to reduce water consumption.</p>	<p>SUSTAINABLE MATERIALS</p>  <p>Reduce energy consumption and environmental impact over the life cycle of the building.</p>	<p>ENHANCED CLADDING</p>  <p>Delivering superior energy performance to reduce running costs.</p>	<p>LED LIGHTING</p>  <p>Enables 75% less energy consumption and 25 times more durability than incandescent lighting.</p>

# PORT OF FELIXSTOWE

The Port of Felixstowe is located only **10 miles** (13 minutes) away and is the UK's largest & busiest container port, capturing **48%** of the nations containerised trade.



Busiest port in the UK	8th busiest port in Europe
Over 4 million containers (TEUs) handled per annum	43rd busiest port in the world
Over 3,000 ships per annum	Connectivity to over 700 ports in the world
3,500 employees	Largest Deepwater port in the UK

## ELECTRICITY COST SAVINGS

	SIZE	COST PER MONTH	COST PER ANNUM
UNIT 1	300,000 SQ FT	£19,580	£234,964
20 YEAR OLD FACILITY	300,000 SQ FT	£32,232	£386,790
<b>COST SAVING £</b>	-	£12,652	£151,826

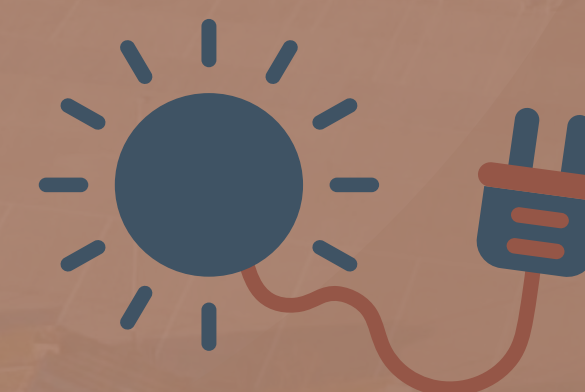
**COST SAVING 39%**

	SIZE	COST PER MONTH	COST PER ANNUM
UNIT 2	255,000 SQ FT	£11,920	£143,041
20 YEAR OLD FACILITY	255,000 SQ FT	£20,182	£242,189
<b>COST SAVING £</b>	-	£8,262	£99,148

**COST SAVING 41%**



## PHOTOVOLTAICS:



- 8.7 TONNES CO2 EMISSIONS AVOIDED PER ANNUM
- WILL GENERATE 18,108 KWH PER ANNUM
- £3,752 ANNUAL ENERGY COST SAVINGS

Subject to occupier requirements. Modelled at 25p kWh

FOR FURTHER INFORMATION PLEASE  
CONTACT THE JOINT AGENTS



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A PROVEN PARTNERSHIP

**BentallGreenOak**

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed 56 million sq ft of warehousing throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

**EQUATION**  
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.



Orwell Logistics Park  
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