

**1,200,000 SQ FT  
NOW LET/SOLD**

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**PORT ONE**

**IPSWICH - IP6 ORL**

**LEASEHOLD / FREEHOLD OPPORTUNITIES  
UNITS FROM 20,000 SQ FT - 500,000 SQ FT +**



# PORT ONE

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## THE OPPORTUNITY

Port One is a bespoke E-commerce park ideally situated to serve the newly created Free Port East Zone which includes the port of Felixtowe the U.K's largest container port, together with close connectivity to Harwich and London Gateway.



Port One is perfectly placed for nationwide logistics coverage, as well as access to international markets.

Positioned on the outskirts of Ipswich with direct access via a dual carrageway to the A14 at junction 52. The A14 serves an unparalleled 50% of the U.K's container traffic and provides the main arterial route for the region linking Felixstowe and the other east coastal ports to major onward routes via the A12, M25 & M1.





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## VNA HIGH-DENSITY MODERN WAREHOUSING

Port One has taken a three-dimensional approach to new-age warehousing by using the 'cube' of the building to achieve maximum density.

At present the existing units and further expansion will offer 3.2 million square feet of floor space. This translates into a potential of 200 million cubic feet of grade A storage of which 2.6million sq feet has already been sold.



We can build it just the way you like it. With mezzanine floors and other bespoke solutions to match your A-B, B-B and B-C business needs.

We offer up to 21 metres available at eaves for racked goods, incorporating the latest worldwide truck technology. With multi-levelled structural mezzanine in the marshalling area we can maximise the building's cube for storage and pick & pack.

With 1.9 metre very narrow aisles (VNA) a potential unrivaled capacity of 150,000 pallet positions can be achieved in some of the larger units on offer.





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## IMAGINATIVE SPACES

Remarkable as the warehousing space we offer may be, it's the quality of build and the imaginative design of the office spaces and the environment they create that are equally impressive.

Working alongside Port One's design team we can supply and inspire to create the spaces ideal for your corporate identity.



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## Driving Distances

Ipswich	2 miles	10 mins
Norwich	44 miles	1 hr
London	75 miles	2 hrs
Birmingham	147 miles	2 hrs 50 mins
Manchester	229 miles	4 hrs
Bristol	210 miles	3 hrs 50 mins

## THE LOCATION



### Ports

Felixstowe	18 miles	20 mins
Harwich	33 miles	40 mins
London Gateway	80 miles	90 mins
Southampton	172 miles	3 hrs
Liverpool	242 miles	4 hrs 20 mins



### Airports

Norwich	44 miles	1 hr
Stanstead	52 miles	1 hr 10 mins
London City	79 miles	2 hrs
Luton	88 miles	1 hr 50 mins
Gatwick	103 miles	2 hrs 10 mins
Heathrow	111 miles	2 hrs 30 mins





**PORT ONE**

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**GREAT BLAKENHAM  
IPSWICH - IP6 0RL**

**THE SITE**



Small  
Blakenham

Midlands

**JUNCTION 52 A14**

**PORT ONE**

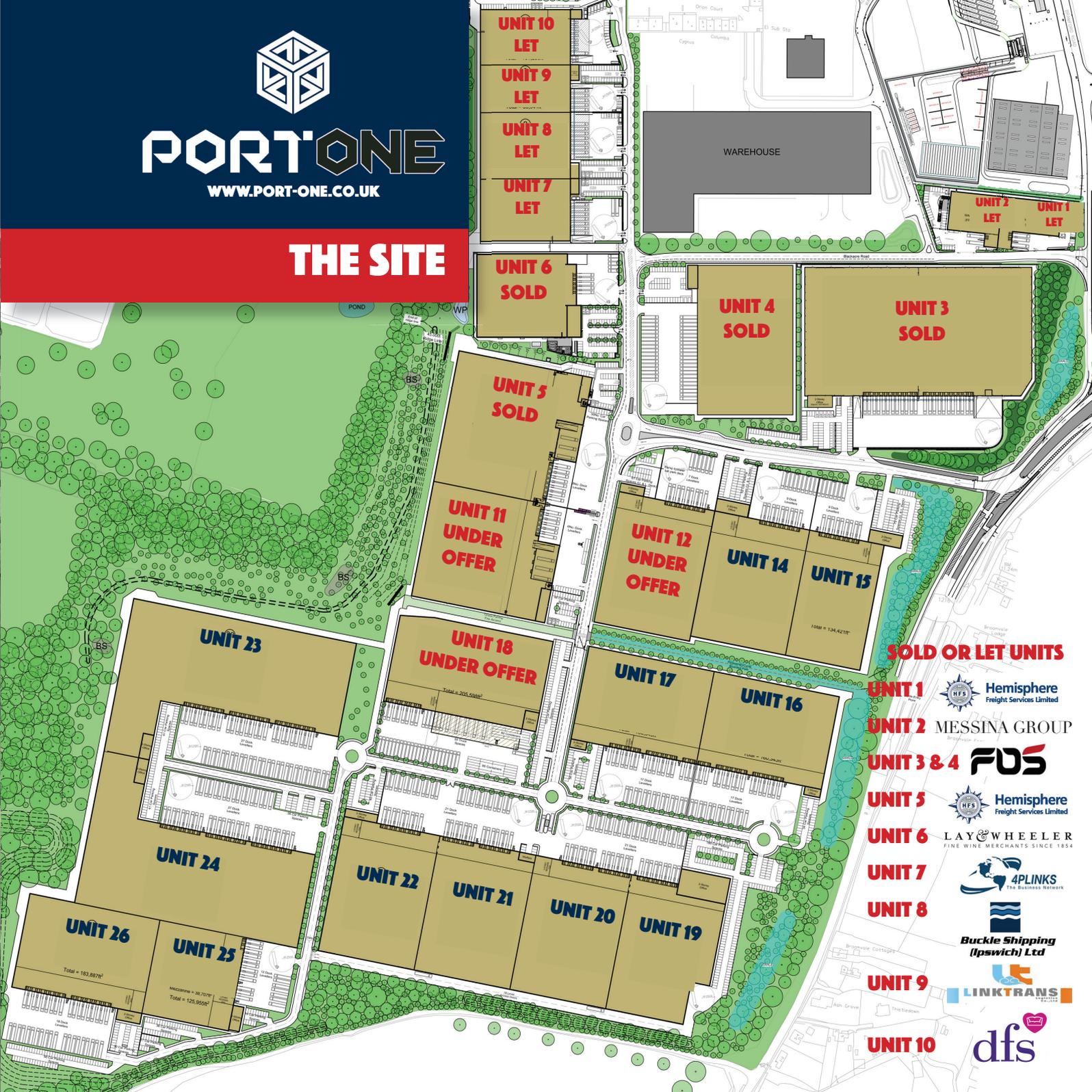
Felixstowe



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## THE SITE



### SOLD OR LET UNITS

- UNIT 1 Hemisphere Freight Services Limited
- UNIT 2 MESSINA GROUP
- UNIT 3 & 4 FOS
- UNIT 5 Hemisphere Freight Services Limited
- UNIT 6 LAY & WHEELER FINE WINE MERCHANTS SINCE 1854
- UNIT 7 4PLINKS The Business Network
- UNIT 8 Buckle Shipping (Ipswich) Ltd
- UNIT 9 LINKTRANS
- UNIT 10 dfs



**Unit 11**

Warehouse	152,364 <sup>2</sup> ft
Office	6,000 <sup>2</sup> ft
Mezzanine	63,077 <sup>2</sup> ft
<b>TOTAL</b>	<b>221,441<sup>2</sup> FT</b>

**UNDER OFFER**

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**Unit 12**

Warehouse	126,908 <sup>2</sup> ft
Office	6,000 <sup>2</sup> ft
Mezzanine	30,311 <sup>2</sup> ft
<b>TOTAL</b>	<b>161,219<sup>2</sup> FT</b>

**UNDER OFFER**

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**Unit 14**

Warehouse	120,837 <sup>2</sup> ft
Office	7,987 <sup>2</sup> ft
Mezzanine	40,150 <sup>2</sup> ft
<b>TOTAL</b>	<b>168,974<sup>2</sup> FT</b>

**Unit 15**

Warehouse	94,895 <sup>2</sup> ft
Office	7,987 <sup>2</sup> ft
Mezzanine	31,539 <sup>2</sup> ft
<b>TOTAL</b>	<b>134,421<sup>2</sup> FT</b>

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**Unit 16**

Warehouse	118,124 <sup>2</sup> ft
Office	2,500 <sup>2</sup> ft
Mezzanine	39,719 <sup>2</sup> ft
<b>TOTAL</b>	<b>160,343<sup>2</sup> FT</b>

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**Unit 17**

Warehouse	118,124 <sup>2</sup> ft
Office	2,500 <sup>2</sup> ft
Mezzanine	39,719 <sup>2</sup> ft
<b>TOTAL</b>	<b>160,343<sup>2</sup> FT</b>

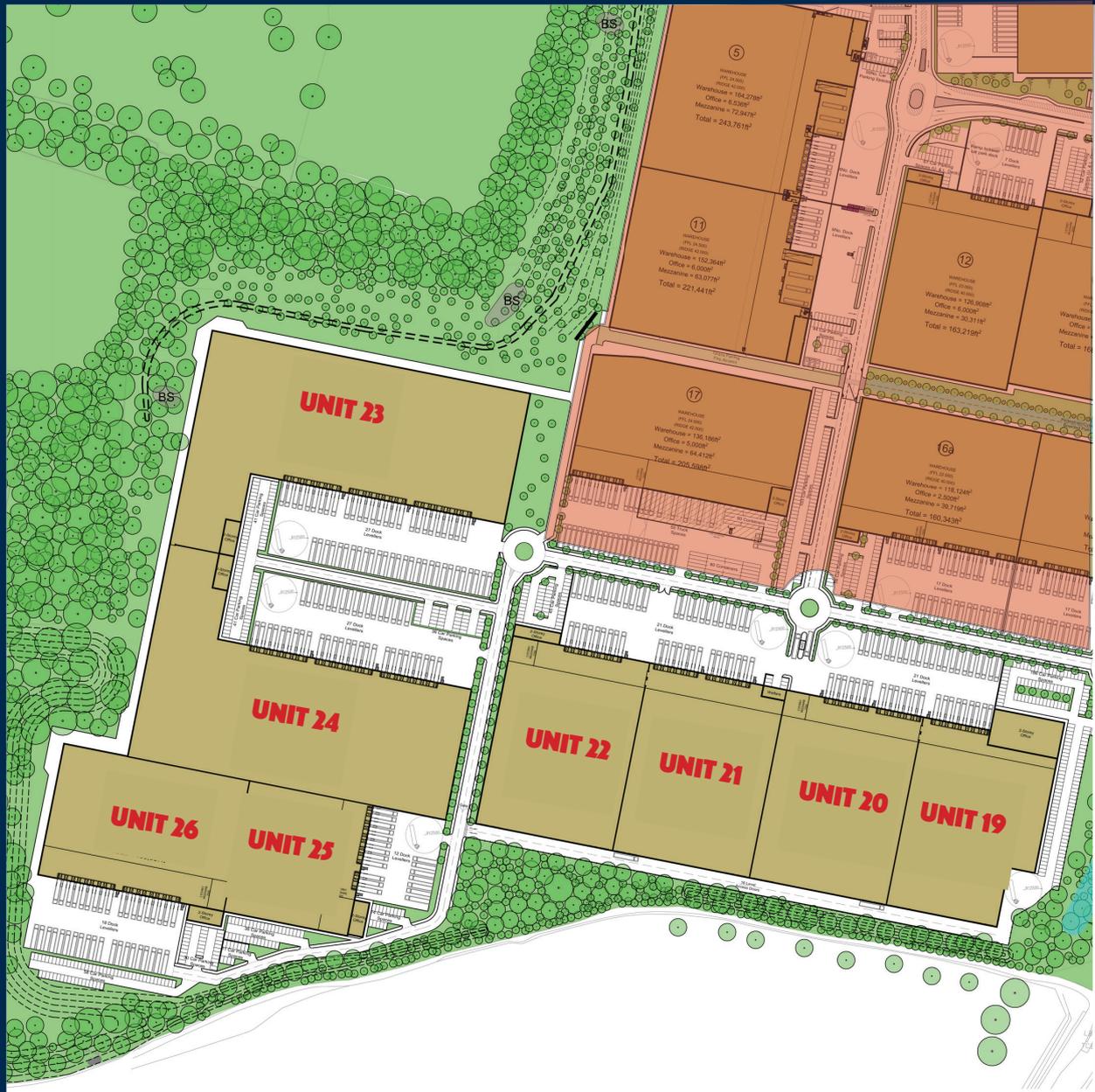
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**Unit 18**

Warehouse	136,186 <sup>2</sup> ft
Office	5,000 <sup>2</sup> ft
Mezzanine	64,412 <sup>2</sup> ft
<b>TOTAL</b>	<b>205,598<sup>2</sup> FT</b>

**UNDER OFFER**

# AVAILABILITY



**Unit 19**

Warehouse	117,887 <sup>2</sup> ft
Office	25,080 <sup>2</sup> ft
Mezzanine	34,466 <sup>2</sup> ft
<b>TOTAL</b>	<b>177,433<sup>2</sup> FT</b>

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**Unit 20**

Warehouse	130,995 <sup>2</sup> ft
Mezzanine	34,666 <sup>2</sup> ft
<b>TOTAL</b>	<b>165,421<sup>2</sup> FT</b>

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**Unit 21**

Warehouse	129,814 <sup>2</sup> ft
Welfare 1,173 <sup>2</sup> ft	
Mezzanine	34,466 <sup>2</sup> ft
<b>TOTAL</b>	<b>154,818<sup>2</sup> FT</b>

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**Unit 22**

Warehouse	130,995 <sup>2</sup> ft
Office	5,000 <sup>2</sup> ft
Mezzanine	34,466 <sup>2</sup> ft
<b>TOTAL</b>	<b>170,421<sup>2</sup> FT</b>

**Unit 23**

Warehouse	257,518 <sup>2</sup> ft
Office	5,000 <sup>2</sup> ft
Mezzanine	162,343 <sup>2</sup> ft
<b>TOTAL</b>	<b>424,861<sup>2</sup> ft</b>

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**Unit 24**

Warehouse	241,749 <sup>2</sup> ft
Office	5,000 <sup>2</sup> ft
Mezzanine	162,343 <sup>2</sup> ft
<b>TOTAL</b>	<b>409,092<sup>2</sup> ft</b>

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**Unit 25**

Warehouse	82,248 <sup>2</sup> ft
Office	5,000 <sup>2</sup> ft
Mezzanine	38,707 <sup>2</sup> ft
<b>TOTAL</b>	<b>125,995<sup>2</sup> FT</b>

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**Unit 26**

Warehouse	123,818 <sup>2</sup> ft
Office	5,000 <sup>2</sup> ft
Mezzanine	55,069 <sup>2</sup> ft
<b>Total</b>	<b>183,887<sup>2</sup> ft</b>



# PORT ONE GREEN CREDENTIALS



PORT ONE



COMMUNITY

NEW COMMUNITY  
LEISURE PARK  
CREATED



PORT ONE

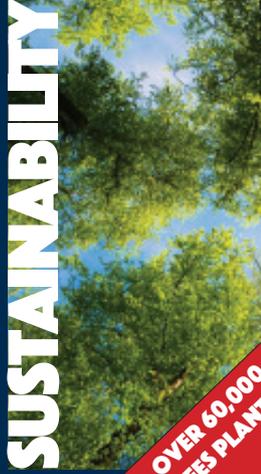


ECOLOGY

OVER 50 SPECIES  
BENEFITTING FROM  
IMPROVED PERMANENT  
ECOLOGY AND  
BIODIVERSITY



PORT ONE

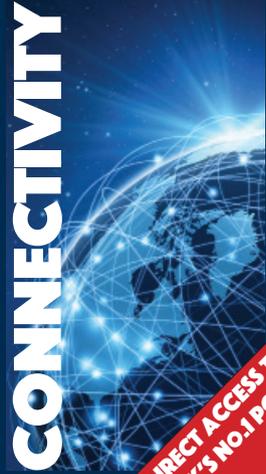


SUSTAINABILITY

OVER 60,000  
TREES PLANTED



PORT ONE



CONNECTIVITY

DIRECT ACCESS TO  
U.K.'S NO.1 PORT



PORT ONE



GREEN ENERGY

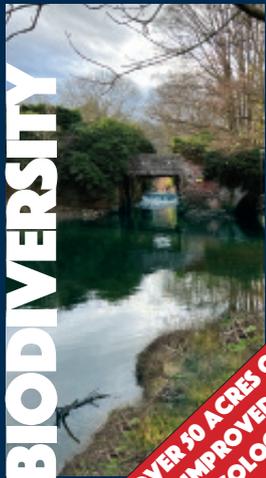
OVER 400 HIGH SPEED  
CHARGING  
POINTS



# PORT ONE GREEN CREDENTIALS



PORT ONE

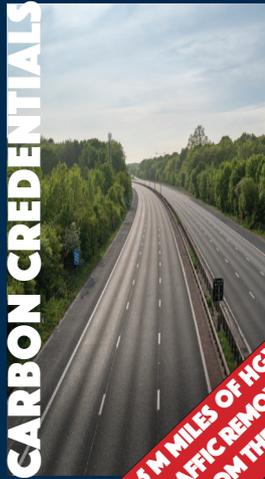


**BIODIVERSITY**

**OVER 30 ACRES OF  
IMPROVED  
ECOLOGY**



PORT ONE



**CARBON CREDENTIALS**

**5.1 M MILES OF HGV  
TRAFFIC REMOVED  
FROM THE A4**



PORT ONE

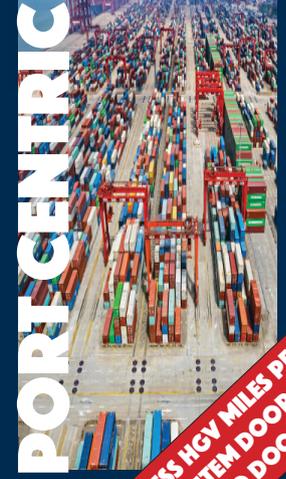


**E-COMMERCE**

**UK'S NO.1  
PORT CENTRIC  
LOCATION**



PORT ONE



**PORT CENTRIC**

**LESS HGV MILES PER  
ITEM DOOR  
TO DOOR**



PORT ONE



**EMPLOYMENT**

**OVER 4000 JOBS CREATED  
ONSITE AND 2000 JOBS  
CREATED OFFSITE**



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**IMAGINATIVE SPACES**

**A ZERO CARBON DEVELOPMENT  
OVER 5 MEGA WATTS OF  
P.V. GENERATION  
ON SITE**

- East Anglia's first zero carbon logistics park.  
"We lead and hope our competitors follow."
- The park commitment is for all new B8 warehouses to be zero carbon from May 2023.
- A Unique roof design to discreetly house the latest P.V. panels. Over 80 acres of developed roofing an efficient long life Grade 1 equipment installation.
- Our 5 mega watts of photo voltaic generation capacity is unseen from the ground or surrounding countryside.
- All power generation can supply the warehouse needs for high speed car charging, office lighting and fork truck operation.
- At a cost of over £14 M our commitment to this BREEAM P.V. requirement offering is 10x greater than our competitors install.



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## ABOUT FREEPORT EAST

Port One Logistics Park is set to become the most centrally located customs site in the entire Freeport East Zone!

Freeport East has been successful in its bid to become a UK Freeport.

Freeport East will encompass the ports of Felixstowe and Harwich, which together form the UK's largest container port. Connecting UK businesses with 165 countries beyond the EU and handling 60% of all the UK's trade with Asia, Freeport East is the port for global trade.



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## MEET THE TEAM

### **ZACHARY THOMAS HEMBRY** **CEO**

Zachary is a property developer and entrepreneur, with several notable credits; his start-up online clothing business, Messina Hembry Clothing Limited, specialises in vintage second-hand designer clothing, which is now the U.K's largest online vintage designer clothing business. Zachary is also credited with building several multi-million pound residential homes and has developed over 1M sq. ft. of BB warehousing in the last 18 months. With another 8M sq. ft. in stock / pipeline.

### **RICHARD CHARLES FRANCIS** **FINANCE DIRECTOR**

Richard Francis is a Chartered Accountant and former Director at LB Group, a top-75 accounting practice. During his 30+ years with the group, Richard has built a broad portfolio of clients and specialises in corporate financial accounting and corporate tax.

### **BENJAMIN SHOVE** **DEVELOPMENT DIRECTOR**

Benjamin is a Chartered Surveyor and previously a Director at Trinity Construction Consultancy Limited. Benjamin brings with him 30+ years of experience of industrial and commercial schemes and developments, particularly the new breed of 'Mega-Sheds', ranging from £5M to £80M in value.

### **MATTHEW SLATER** **MANAGING DIRECTOR**

Matthew has been with the business for the past two years rising to Managing Director in recognition of his substantial commitment to ongoing projects, particularly Port One. Matthew joined the company after a 14-year career with RG Carter Construction Limited, specialising in industrial projects including the construction of Distribution Centres for the supermarket multiples.

### **ALEX ISAAC** **CONSTRUCTION DIRECTOR**

Alex has joined us from a Tier 1 Main Contractor. Having successfully delivered numerous commercial schemes, ranging from £20m - £100m, for some of the UK's largest logistics companies.



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DEVELOPING FOR THE NEXT  
GENERATION AND BEYOND

Contact our agents for further  
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