



ORWELL

LOGISTICS PARK

FELIXSTOWE



A development by

EQUATION
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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.

The site spans 60 acres and can offer a variety of unit sizes ranging from 88,000 – 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.

The Port of Felixstowe is located only 8 miles (12 minutes) away and is the UK's largest & busiest container port, capturing 48% of the nations

containerised trade. Last year alone the port handled more than 4 million containers and over 3,000 ships.*

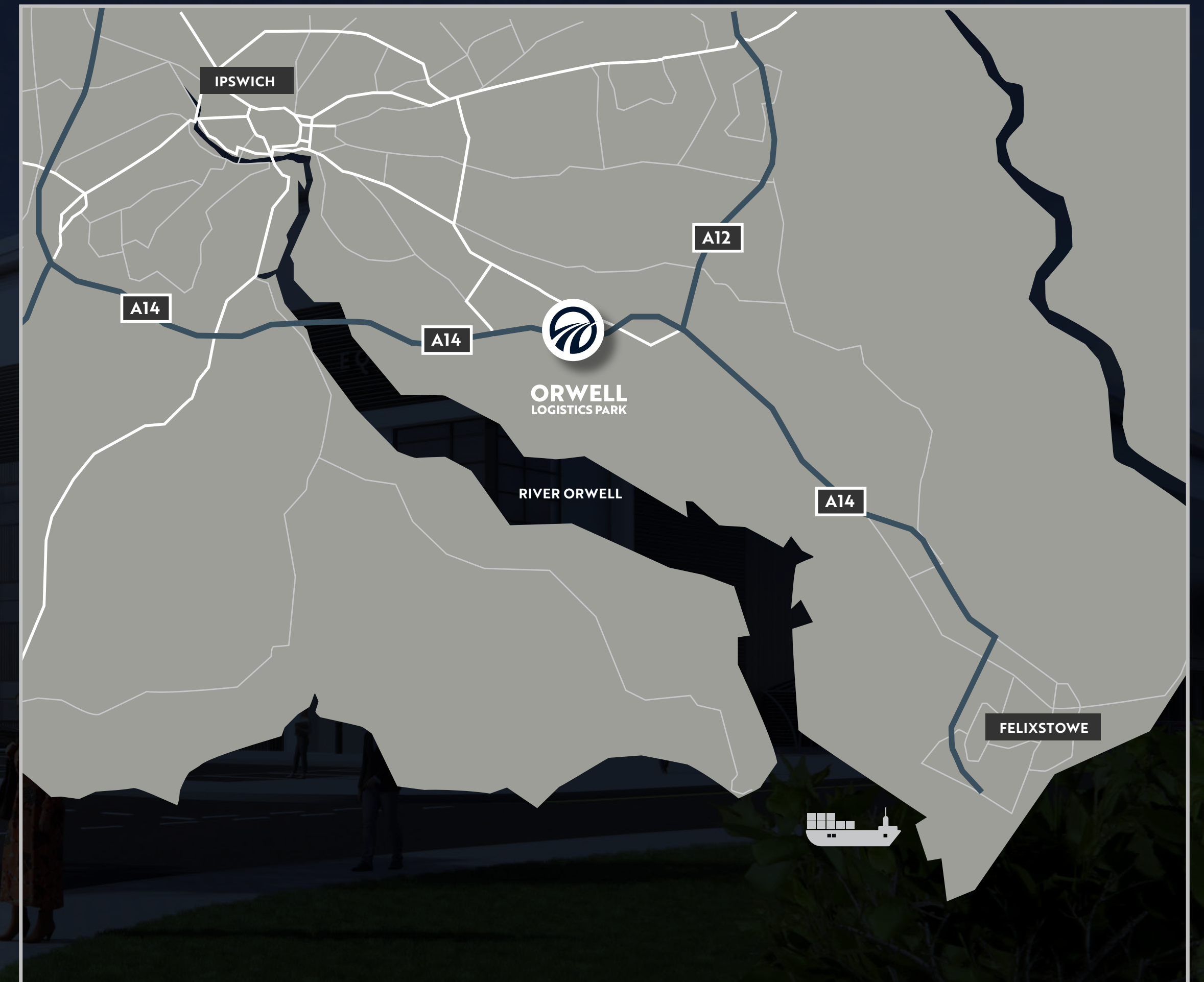
* For more information visit: portoffelixstowe.co.uk

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UNIT 1	SQ.FT
WAREHOUSE AREA	319,250
OFFICE	15,950
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA GIA	338,000

UNIT 2	SQ.FT
WAREHOUSE AREA	114,550
OFFICE	5,700
TOTAL AREA GIA	120,250

UNIT 3	SQ.FT
WAREHOUSE AREA	80,000
OFFICE	8,000
TOTAL AREA GIA	88,000

UNIT 4	SQ.FT
WAREHOUSE AREA	473,550
OFFICE	23,650
TRANSPORT OFFICE	2,500
GATEHOUSE	300
TOTAL AREA GIA	500,000

DEVELOPMENT	SQ.FT
TOTAL AREA GIA	1,046,250

A12 - 7MINS

A14

FUTURE DEVELOPMENT

PORT OF FELIXSTOWE
12 MINS

FOR FURTHER INFORMATION PLEASE
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