

 MAKE  
THE   
 SWITCH



214,429 SQ FT UNIT READY FOR IMMEDIATE OCCUPATION  
IPSWICH, IP2 OHU [///SWAPS.EXPOSE.REPAY](http://SWAPS.EXPOSE.REPAY)

# INTRODUCING SWITCH 215

A 214,429 sq ft warehouse unit located near junction 54 of the A14, junction 55 of the A12 and just five minutes from Ipswich.

With high-spec features, excellent connectivity, and direct port access, this ready-to-lease unit is perfectly placed to power your business growth.

Built in 2020, this modern steel portal frame warehouse includes three storey office accommodation all set within a secure, self-contained site.

Built for sustainability, Switch 215 is ready to go with a suite of features designed to make your business greener, all while prioritising energy efficiency.

# SWITCH 215



HADLEIGH ROAD 

PV PANELS

MAX YARD DEPTH OF 105M

10 EV CHARGERS

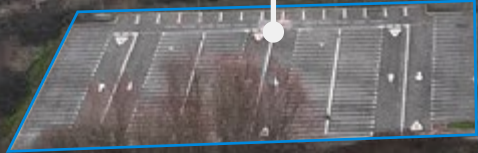
200 PARKING SPACES

NORTH WEST VIEW SOUTH EAST VIEW





200 PARKING SPACES



LOADING DOORS

PV PANELS

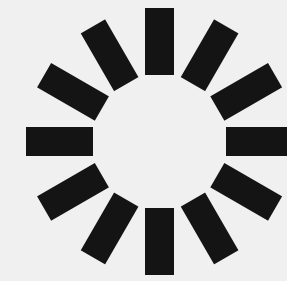
SWITCH 215

NORTH WEST VIEW SOUTH EAST VIEW

# MAKE THE SWITCH TODAY

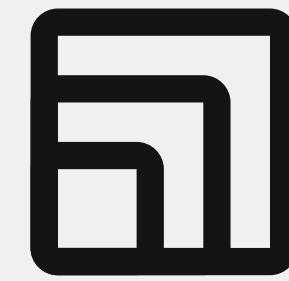
- Switch to this 214,429 sq ft warehouse unit located in a prime spot near junction 54 of the A14, and within five minutes from Ipswich.

With high-spec features, excellent connectivity, and direct port access, this ready-to-lease unit is perfectly placed to power your business growth.



## Sustainability

Excellent provisions to switch your business to more sustainable operations. Benefit from 176 PV panels on the roof, LED lighting throughout, 10 EV charging points and EPC rating A.



## Space for your business

A modern building, with 23 dock level doors, 17m eaves height, and 105m yard depth, your business has plenty of room to thrive.



## Unbeatable connections

Ideally located with easy access to Felixstowe Port, and easy access to both the A12 and A14 for direct access to London and the North.



## Elevate your workforce

Located in Ipswich, Switch 215 is within easy reach of 500k+ skilled trades in the area.

# SPECIFICALLY EXCEPTIONAL

## ACCOMMODATION

LEVEL	USE	SQ FT	SQ
GROUND	Warehouse, office and trade area	190,176	17,688
FIRST	Office	5,313	494
SECOND	Office	5,414	503
THIRD	Office	13,526	1,257
<b>TOTAL GIA</b>		<b>214,429</b>	<b>19,942</b>

 17M EAVES HEIGHT	 BUILT IN 2020 WITH A LOW SITE COVER (38%)	 23 DOCK LEVEL DOORS	 10 EV CHARGERS
 GOOD CIRCULATION AND SPACE FOR HGVS	 LED LIGHTING	 500 KVA POWER SUPPLY	 5 LEVEL ACCESS DOORS
 TRADE COUNTER	 THREE STOREY OFFICE	 105M MAXIMUM YARD DEPTH	 200 CAR PARKING SPACES
 SECURE SELF-CONTAINED SITE	 ROOF PROVIDES 176 PV PANELS	 EPC RATING A	 EXPANSION LAND

A14 (J54)

A12 (J55)

RIVER GRIPPING

RAIL LINES



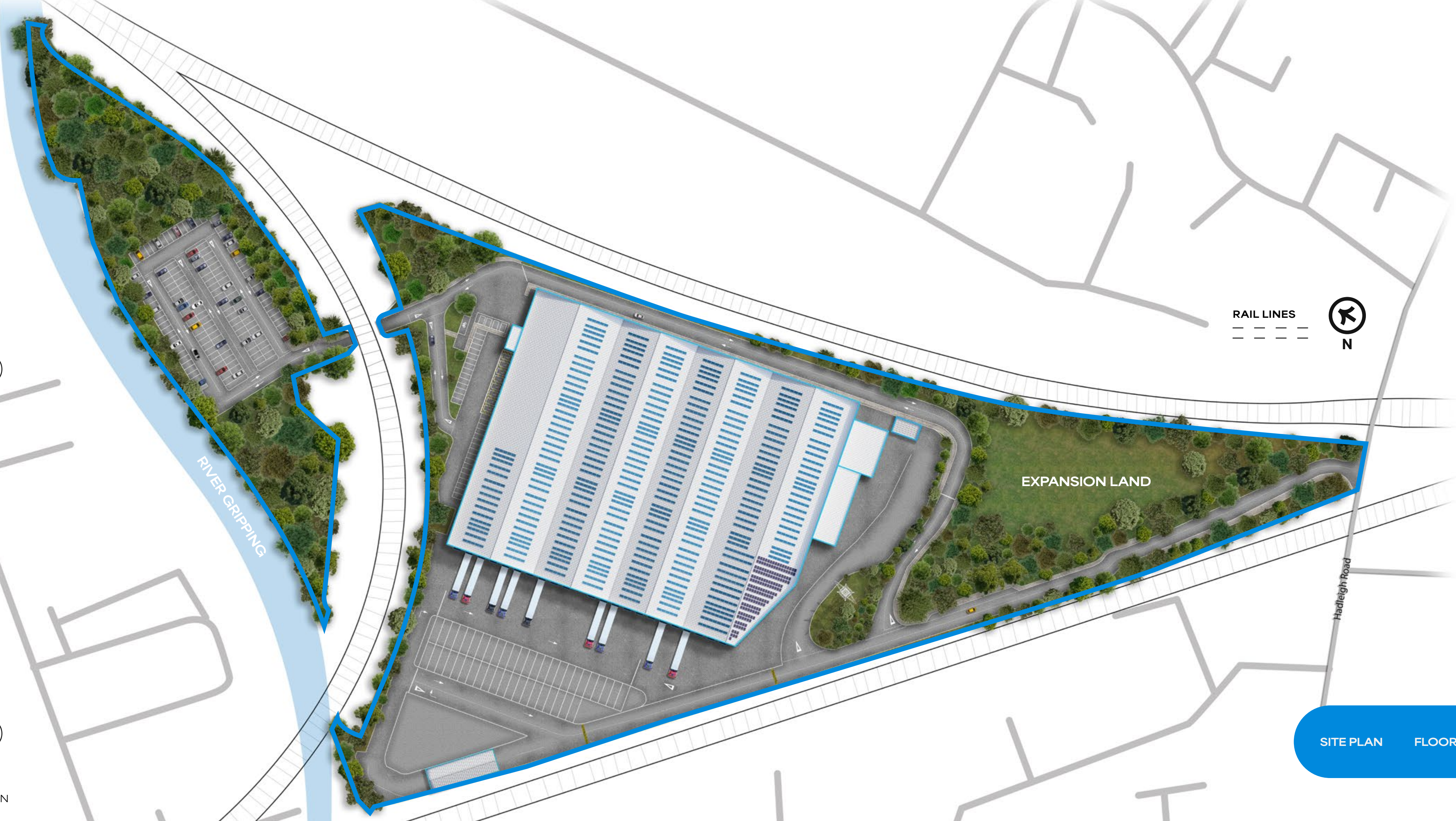
EXPANSION LAND

Hadleigh Road

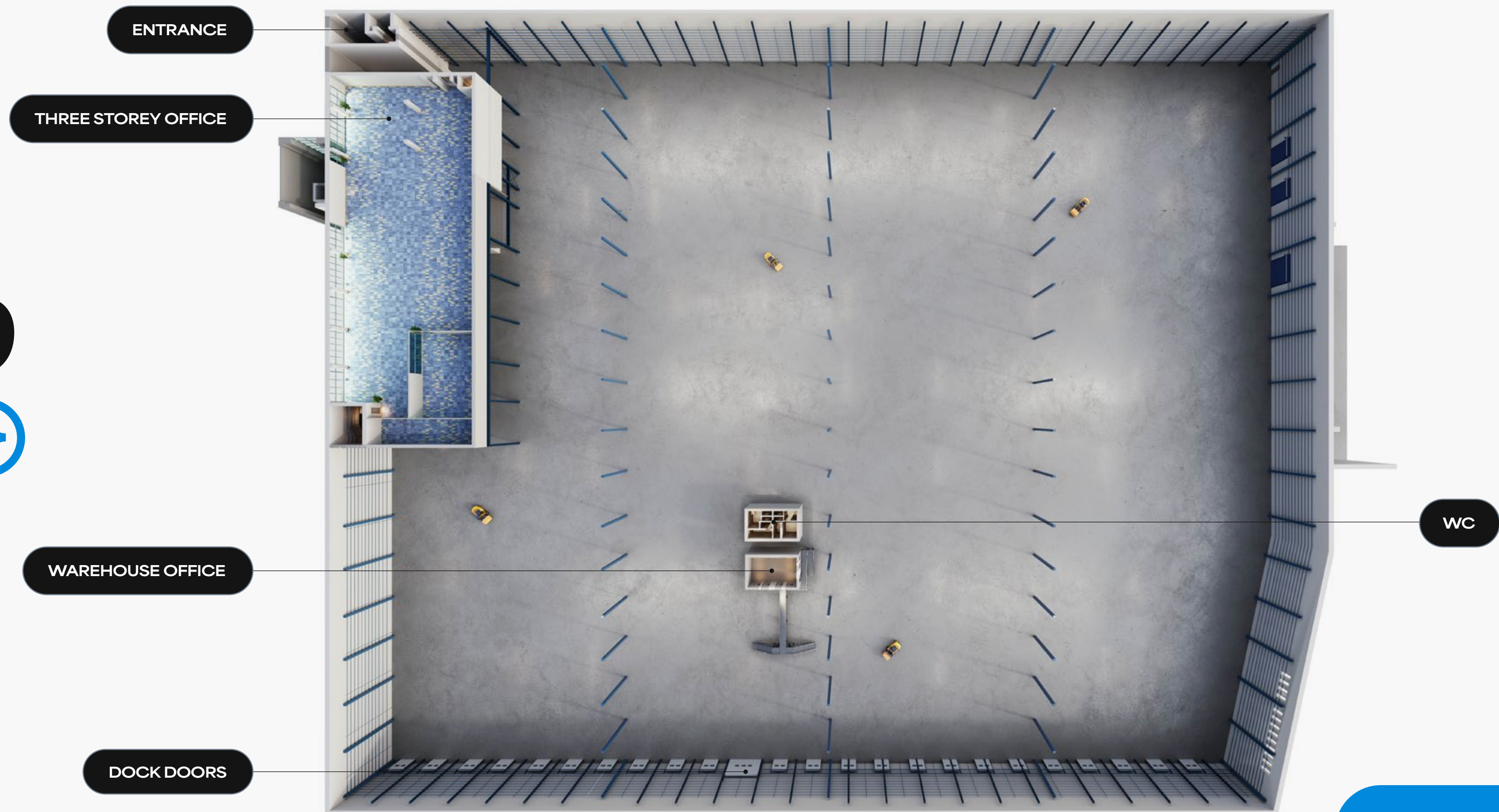
SITE PLAN

FLOOR PLAN

INDICATIVE SITE PLAN



# 214,429 SQ FT

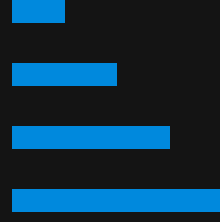




[SITE PLAN](#) [FLOOR PLAN](#)

# UPGRADE TO EXCELLENCE

Sustainability isn't just a feature, it's our future. Switch 215 is built with environmental responsibility at its core, helping your business meet ESG commitments while supporting a cleaner, more efficient industrial sector.

From ten EV chargers enabling greener travel to PV panels that generate around 57,000 kWh of clean electricity each year, every detail is designed for impact. Across the site, energy-efficient LED lighting helps cut both consumption and operational costs, supporting long-term savings and sustainable operations.

 **EPC A**  
**176 PV PANELS**   
 **LED LIGHTING**  
**EV CHARGING** 

LA DORIA

AMAZON DIPI

A14  
(SOUTH TO PORT  
OF FELIXSTOWE)

A14  
(NORTH TO  
NORWICH)

TRAVIS PERKINS

HARRIS WAY

BRUNEL ROAD

HADLEIGH ROAD  
INDUSTRIAL ESTATE

HADLEIGH ROAD

A14 J55  
(1 MILE)

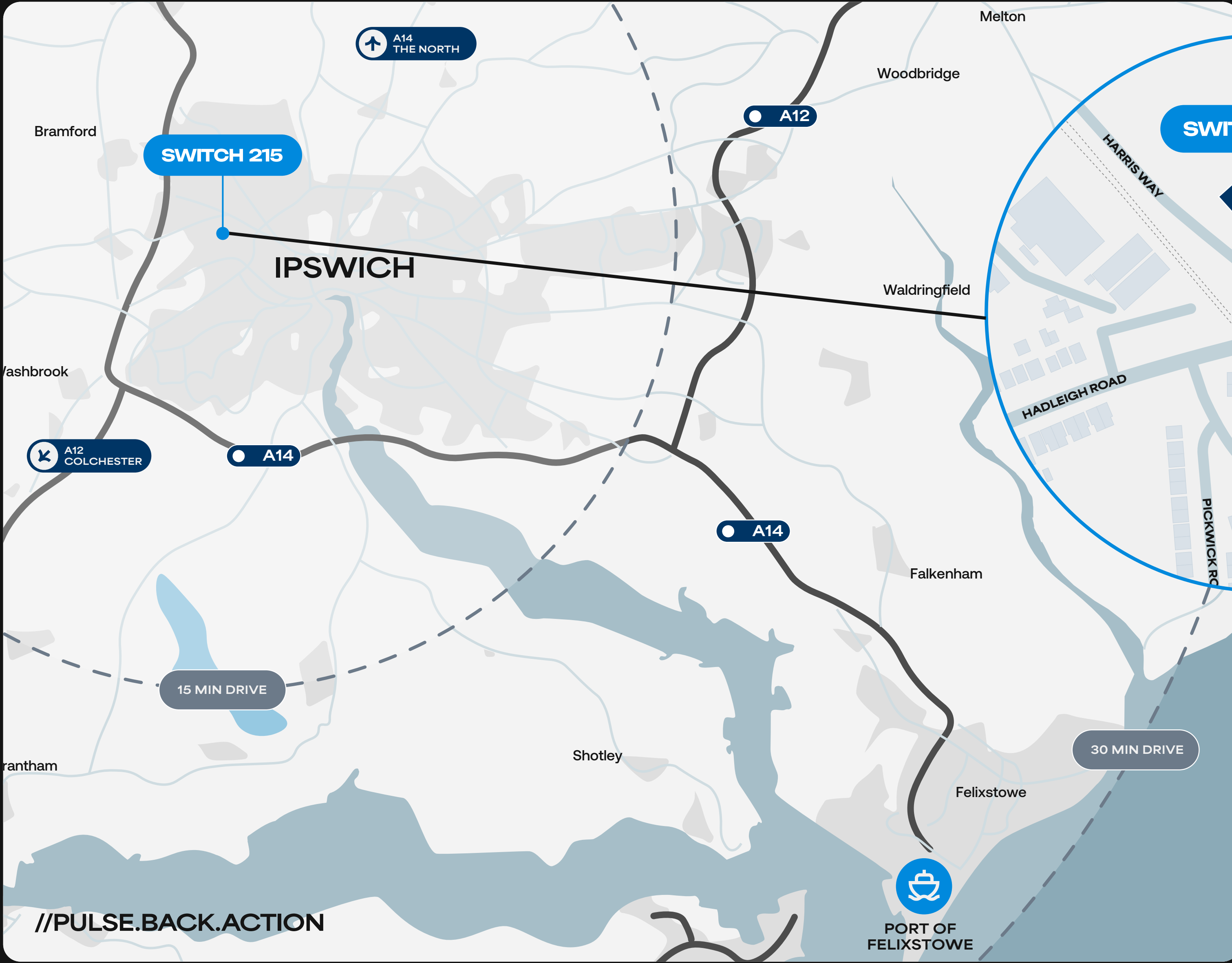


# SWITCH TO UNBEATABLE CONNECTIONS

## A NEW ENERGY

Significant government investment is also driving the region's future, with over £14 billion committed to Sizewell C, a new nuclear power station in Ipswich. This project promises clean, reliable energy and up to 10,000 direct local jobs, boosting the area's economy and infrastructure. Positioned close by, Switch 215 is perfectly placed to benefit from these developments.





# WHERE AMBITION HAS SPACE AND LOCATION COMES EASY

### DRIVE TIMES

LOCATION	DISTANCE (MILES)	TIME (MINS)
JUNCTION 54 (A14)	2	6
JUNCTION 55 (A14)	2.5	7
A12	3	9
IPSWICH TRAIN STATION	1	5
PORT OF FELIXSTOWE	17	24
LONDON SOUTHEND AIRPORT	39	70

All times sourced from google.com/maps

//PULSE.BACK.ACTION



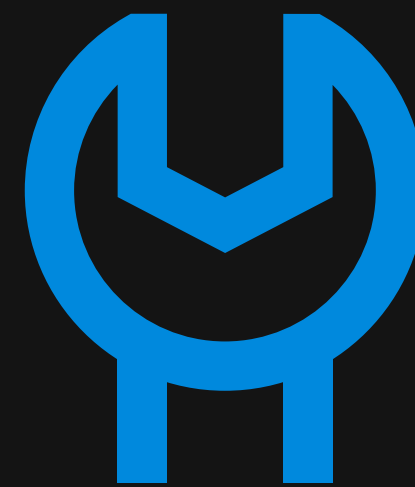
# 31.9%

● IN SUFFOLK ARE EMPLOYED IN MANUFACTURING, TRADE, TRANSPORT AND STORAGE

Ipswich is a renowned hotspot for labour, with close proximity to Felixstowe Port, the area gives your business the opportunity to hire an extraordinary workforce.

Make the switch to a location where 31.9% of employment is in manufacturing, trade, transport & storage. With over 515,000 working in skilled trades, it's a proven hotspot for industrial talent.

## ELEVATE YOUR WORKFORCE



# 500K+

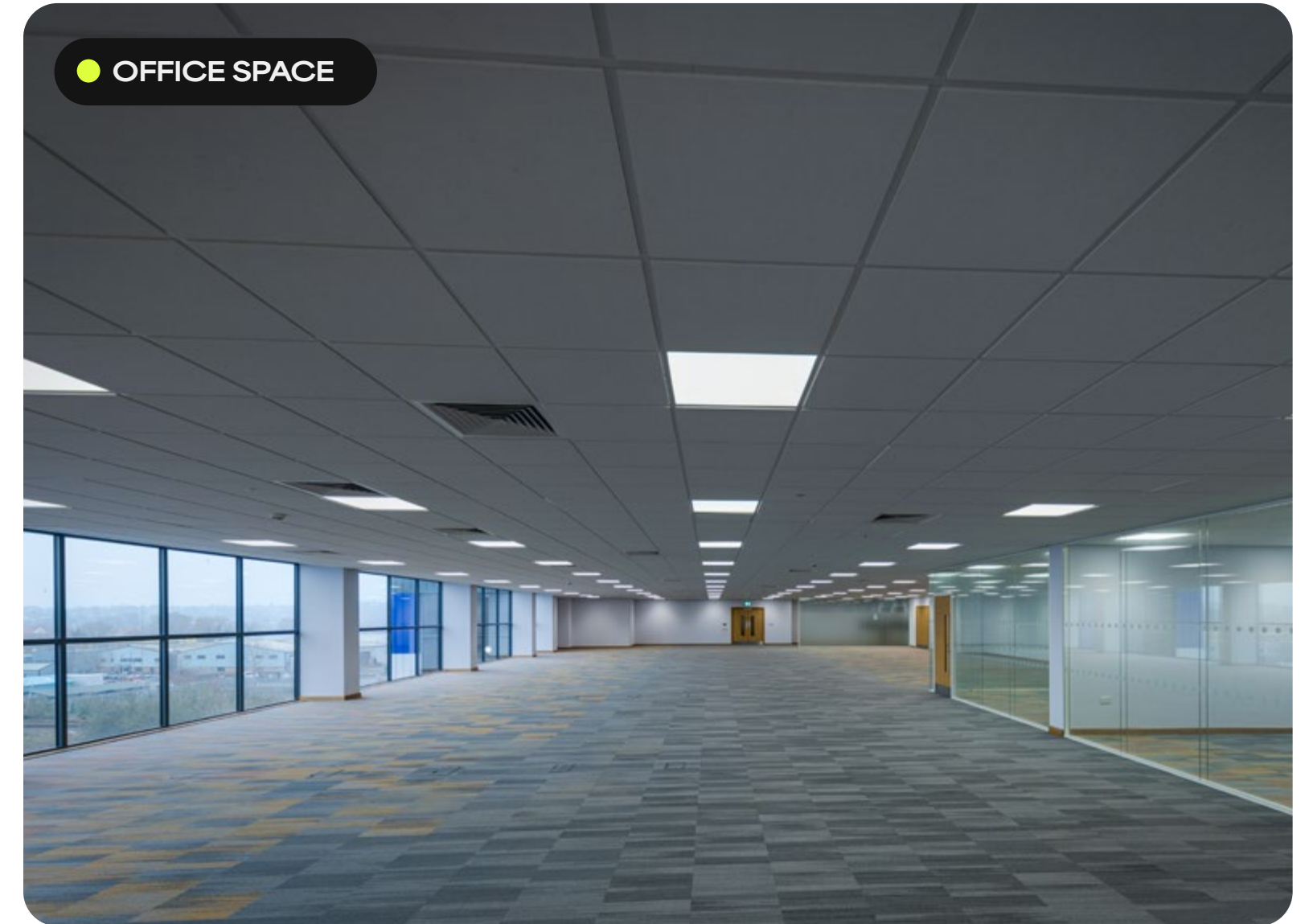
● WORKING IN SKILLED TRADES IN THE AREA



# 4.7%

● INCREASE IN TRANSPORT AND LOGISTICS EMPLOYMENT NATIONALLY

And it's only set to grow. Employment in transport and logistics is projected to increase by 4.7%, strengthening an already robust labour market. Make the switch to exceptional talent in a thriving industrial area.



● 105M YARD DEPTH



● WAREHOUSE





# SPECIALISTS IN LOGISTICS SPACE



We provide property solutions in key urban markets, but our role goes beyond just providing space. Our commitment to customer excellence and sustainability drives everything we do. With deep market expertise, we innovate and create value, enhancing the customer experience – delivering meaningful change where it matters most. Together, we shape the future of logistics.

**1,600+**

● PROPERTIES

**500**

● EMPLOYEES

**10**

● COUNTRIES

**9,000+**

● CUSTOMERS

**14M**

● SQM GLA

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