



Ipswich Borough Council
Employment Land Availability
2024-25

March 2026



IPSWICH
BOROUGH COUNCIL

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Executive Summary

This report sets out the findings of the 2024-25 Employment Land Availability monitoring, where a physical inspection of the occupancies took place in August 2025. The survey provides a snapshot of the occupancy of the employment units in the Employment Areas defined by Policy DM33 (Protection of Employment Land), in the Ipswich Local Plan (adopted 2022).

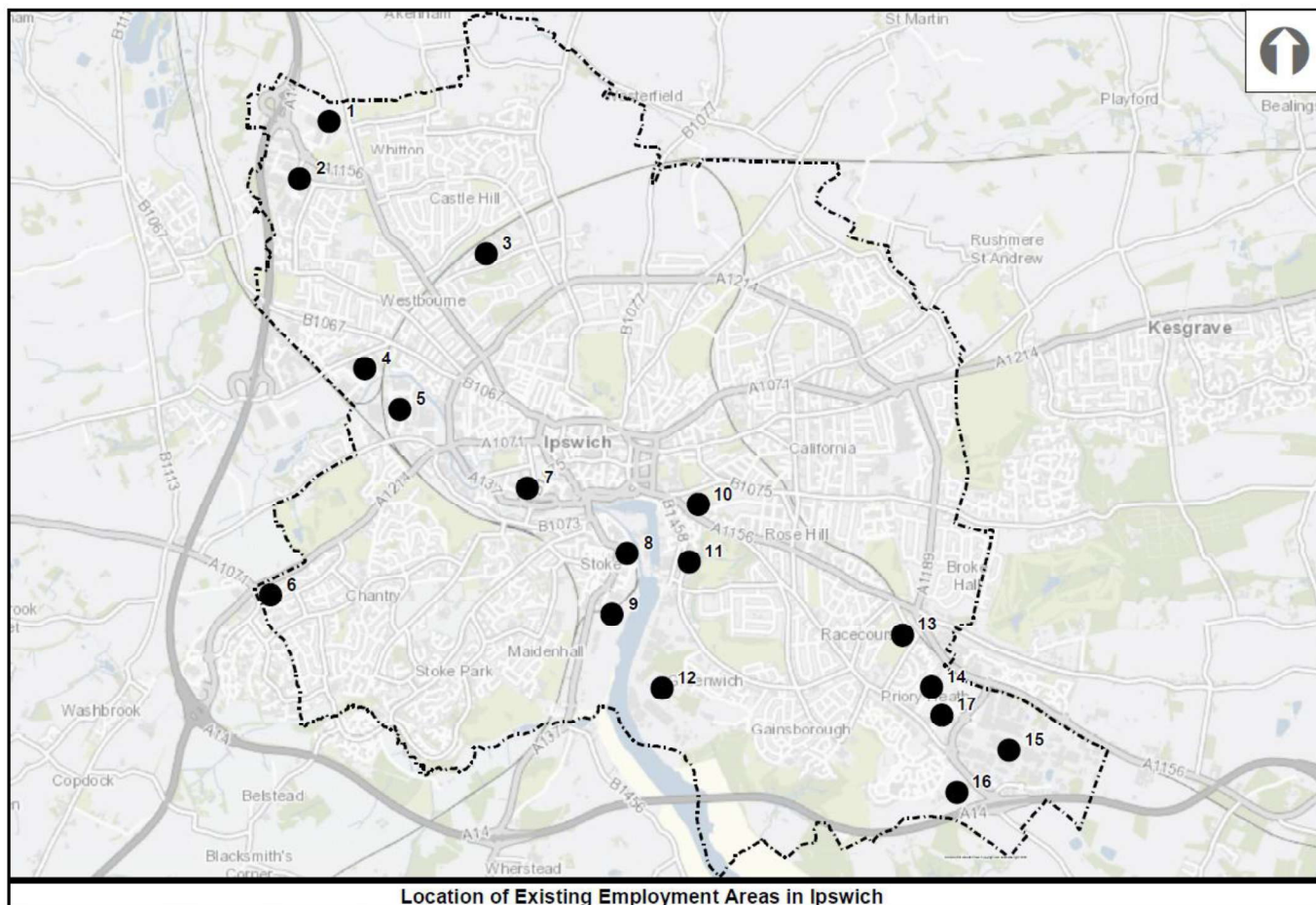
Key findings include:

- There is a total of 35.56ha of employment land available in 2024-2025, including 11.25ha of vacant land within the designated Employment Areas. This is primarily made up of land at sites at employment area numbers 5, 12 and 14 (see reference table below).
- There has been 3,873sqm of completions on employment land, which has been an increase of 3,815sqm since 2022-2024.
- 710sqm of employment floorspace (on 1.6ha of land) has been granted planning consent between the 1 April 2024 and 31 March 2025.
- A total of 1,240 sqm of employment floorspace has been lost through completions (changes of use) between the 1 April 2024 and 31 March 2025. A further 652sqm (outside of designated Employment Areas) of this was a result of a prior notification approval completions between the 1 April 2024 and 31 March 2025.
- Employment Areas 6, 11, 13 and 17 are fully occupied.
- There has been an increase in occupancies in Employment Areas 4, 9, 11, 15 and 17, where areas 11 and 17 are now fully occupied, but this is offset by an increase in vacancies in Employment Areas 1, 2, 5, 10, and 12.

The monitoring highlights the land available for employment related development across the Borough and provides a snapshot of the occupants and occupancy levels across the 17 Employment Areas. The findings from the survey found that despite some of the changes in occupancies in the Employment Areas, the level of these changes has remained consistent with previous years.

Employment Area Index

Employment Area Number	Employment Area Name/Location
1	Ipswich Business Park, north of Whitton Lane
2	White House Industrial Estate, White House Road
3	Knightsdale Road / Wharfedale Road
4	Boss Hall Industrial Estate
5	Hadleigh Road Industrial Estate, including Elton Park
6	Land south of London Road / east of Scrivener Drive
7	Civic Drive / Princes Street / Russell Road / Portman Road
8	Felaw Maltings / IP-City Centre
9	Riverside Industrial Park and West Bank area*
10	Cavendish Street
11	Holywells Close and Holywells Road
12	Cliff Quay / Sandy Hill Lane / Greenwich Business Park / Landseer Road area
13	Wright Road / Cobham Road
14	The Drift / Leslie Road / Nacton Road
15	Ransomes Europark*
16	Airport Farm Kennels, south of Ravenswood
17	Futura Park, Nacton Road



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Introduction

The Council has been publishing Employment Land Availability (ELA) reports since 2004. Extensive surveys are carried out annually for main employment areas. Sites with current planning permissions for employment use are also monitored annually and updated in the report. This ELA report covers the period between 1 April 2024 and 31 March 2025.

The Use Classes Order changed between the last employment monitoring period published and this update. The new Use Classes are referred to below and throughout.

Employment land is defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments as follows:

E(c) Financial and Professional Services

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

- **E(g)(i)** Offices to carry out any operational or administrative functions,
- **E(g)(ii)** Research and development of products or processes
- **E(g)(iii)** Industrial processes

(**E(g)** replaces **B1** – business class as per the use class changes made in September 2020)

B2 – general industry other than E(g) or B8 (excluding incineration, chemical treatment, landfill or hazardous waste);

B8 – storage or distribution

Sui Generis – employment uses (i.e. employment generating uses which are not defined within the above use classes such as car repair businesses and nightclubs).

The Use Classes are shown in **Appendix A**.

Local Plan Policies

The Ipswich Borough Council Local Plan 2018-2036 is the Local Plan to which this monitoring report refers. The relevant Local Plan Policies for the purpose of this reporting period include Policies CS1 (Sustainable Development), CS2 (The Location and Nature of Development), CS13 (Planning for Jobs Growth) and DM33 (Protection of Employment Land).

Approach to survey of Employment Areas

All identified employment areas in the adopted Ipswich Local Plan (2022) are surveyed annually for vacant units and available plots. The survey data is cross-checked against other sources, as it is not always clear whether some premises are occupied. **The objective of the survey is to monitor the supply of employment land to provide accurate and up-to-date data for the Local Plan evidence base and to measure the effectiveness of policies.**

This employment land survey was undertaken in August 2025.

Assessment of Land Available for Employment Use

Table 1: Employment land with planning consent, but not commenced
(see Tables 10 to 14 for details)

Use Classes Order	Within Employment Area – not Allocated for Employment (ha)	Within Employment Area – Allocated for Employment (ha)	Outside Employment Area (ha)	Combined Total (ha)	Combined Total (sqm)
E – Commercial, Business and Service	0.00	0.00	0.02	0.02	351
B2 – General Industry	0.00	0.00	0.00	0.00	0
B8 – Storage and Distribution	2.04	0.00	0.00	2.04	8,668
Sui Generis (SG)	1.60	0.00	0.00	1.60	710
Employment sites with multiple use Class planning permission	0.68	0.00	0.00	0.68	2,300
Total	4.32 ha	0.00 ha	0.02 ha	4.34 ha	12,029 sqm

Table 2: Sites allocated for employment use in the adopted Ipswich Local Plan (2022)

Site	Location	Within Employment Area number:	Allocation (Hectares)	Area Remaining April 2025
IP067b	Former British Energy Site	12	4.18	4.18
IP094	Land to rear of Grafton House	7	0.31	0.31
IP140	Land north of Whitton Lane	1	6.93	6.93
IP141a	Land at Futura Park, Nacton Road	17	4.78	0.00
IP150c	Land south of Ravenswood	16	1.18	1.18
IP152	Airport Farm Kennels	16	7.37	7.37
Total			24.75	19.97

Site IP141a 18/00897/FUL, 20/00137/FUL and 21/00315/FUL built on 4.78ha

Table 3: Vacant Units and Land within Existing Employment Areas

Employment Area Number	Employment area name	Units						Land (hectares)		
		2022/24			2024/25			2022-2024 (excluding allocated land)	2024-2025 (excluding allocated land – see Table 2)	Change amount + or -
		Number of units (total)	Vacant units	% occupied	Number of units (total)	Vacant units	% occupied			
1	Ipswich Business Park, north of Whitton Lane	2	0	100	2	1	50.0	0*	0*	0
2	White House Industrial Estate, White House Road	118	8	93.2	118	9	92.4	0	0	0
3	Knightsdale Road / Wharfedale Road	66	3	95.5	66	3	95.5	0	0	0
4	Boss Hall Industrial Estate	43	5	88.4	44	4	90.9	0	0	0
5	Hadleigh Road Industrial Estate, including Elton Park	107	12	88.8	107	14	86.9	1.15	1.15	0
6	Land south of London Road / east of Scrivener Drive	7	0	100	7	0	100.0	0	0	0
7	Civic Drive / Princes Street / Russell Road / Portman Road	29	2	93.1	29	2	93.1	0	0	0
8	Felaw Maltings / IP-City Centre	4	1	75	4	1	75.0	0	0	0
9	Riverside Industrial Park and West Bank area*	48	7	85.4	46	5	89.1	0	0	0
10	Cavendish Street	13	0	100	13	1	92.3	0.06	0.06	0
11	Holywells Close and Holywells Road	27	1	96.3	27	0	100.0	0	0	0
12	Cliff Quay / Sandy Hill Lane / Greenwich Business Park / Landseer Road area	37	3	91.9	37	4	89.2	7.86	7.86	0
13	Wright Road / Cobham Road	6	0	100	6	0	100.0	0	0	0
14	The Drift / Leslie Road / Nacton Road	63	8	87.3	63	8	87.3	2.18	2.18	0
15	Ransomes Europark*	275	54	80.4	215	27	87.4	0	0	0
16	Airport Farm Kennels, south of Ravenswood	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0
17	Futura Park, Nacton Road	24	4	83.3	24	0	100	0	0	0
	Total	869	108	87.6	808	79	90.2	11.25	11.25	0

* Note – Units on ABP land (Area 9) not counted in table as they fluctuate each monitoring year. Also, occupants of units 1-48 and 67-77 Basepoint Centre (Area 15) not included in table as the data was not available this monitoring year.

Note – Planning consent granted for 0.8ha for applications 22/00363/FUL and 23/00062/FUL which are on the same site but which have planning

Table 4: Total Land Available for Employment Use – 1st April 2025	Hectares
Land with planning consent, but not commenced outside Employment Areas	0.02
Land with planning consent, but not commenced inside Employment Areas	4.32
Sites allocated for employment use in the Ipswich Local Plan 2022 (area remaining)	19.97
Vacant land within existing Employment Areas (excluding allocated sites)	11.25
Total land available	35.56

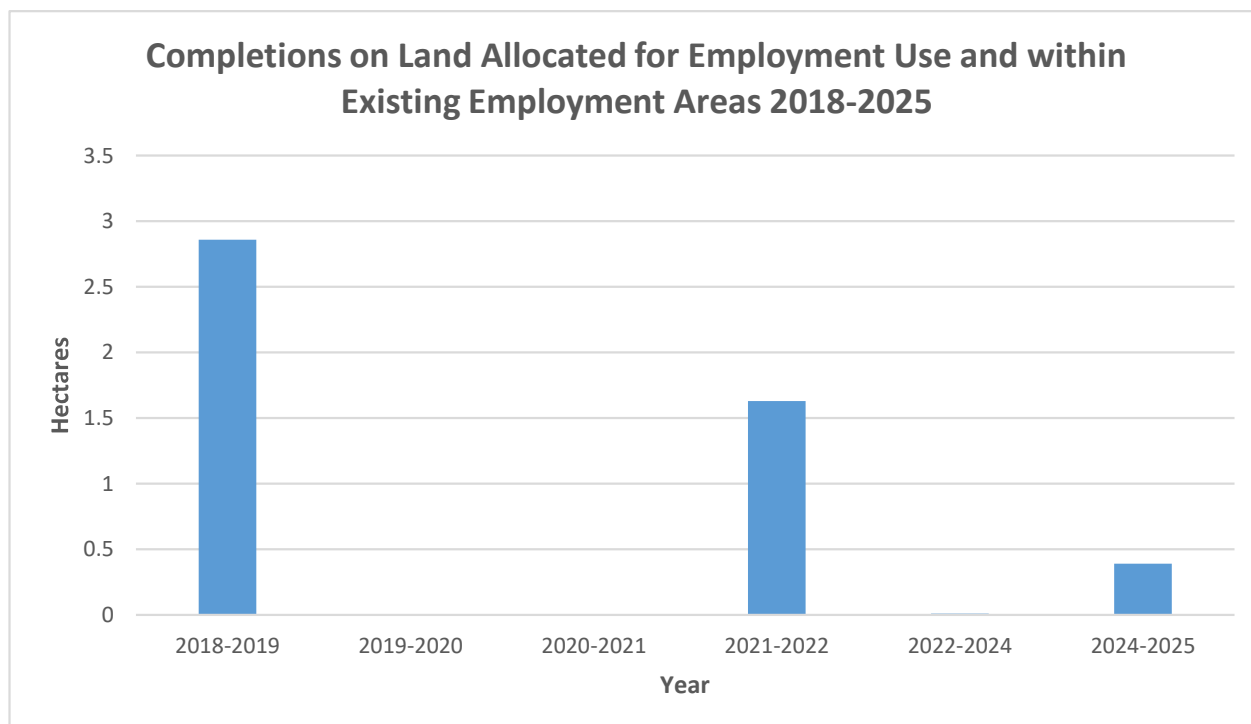
consent but yet to commence but accounted for in Table 14

Assessment of the Take-Up of Employment Land

Table 5: Employment Completions during 2024/25							
Address	Planning app ref	Description of development	Area ha (land)	Area m ² (gross internal floorspace)	New use class	Date completed	In employment area or on allocated employment land?
1. 25 Grimwade Street, Club and car park, Rope Walk	17/00049/FUL	Erection of 12 dwellings (6x two-bedroom; 5x three-bedroom and 1x four-bedroom); 2 flats (1x one bedroom and 1x studio); and 4 offices (370sqm GIA); ancillary parking (19 spaces), following demolition of existing buildings and highway works.	[0.27]	370	B1a	05/07/2024	N
2. 1A Nottidge Road (rear of 13 Spring Road, IP4 2RX)	23/00171/FUL	Demolition of a garage to the rear and the erection of a replacement building to serve as an office - revised design to approval IP/22/01042/FUL.	0.01	42	E(G)i	20/06/2024	N
3. 53 - 65 White House Road	23/00357/FUL	Creation of new vehicular access, additional parking and new side access road and erection of side and rear extensions to the commercial building.	[2.29]	3,413	B8	20/11/2024	Y (Area 2)
4. 9 Commercial Road	23/00766/FUL	Change of Use from Class E (a) (retail) to a flexible use for Class E (a) (retail) or Class B8 (Trade Counter) (storage and distribution)	[0.06]	0	E(a)/B8	07/08/2024	N
5. 30 Foxtail Road	23/00861/FUL	Alterations and extension to existing offices and warehouse and associated works. (existing 3,017 B2 & 398 B1, prop 460 extra B1)	[0.82]	460	B1/B2	15/08/2024	Y (Area 15)
Total			0.01	4,285			
Total completions – whole site			0.01	42	Where the completion relates to development, redevelopment or change of use across a whole site/building		
of which on land allocated for employment use and within existing employment area			0.00	0			
Total floorspace completions (sites 1, 2, 3 and 5)			N/A	4,285	Where the completion relates to an extension or a change of use of only part of an existing building or is part of a mixed use scheme. The floorspace is converted to hectares and added to the 'whole site' completions to give the total below		
of which on land allocated for employment use and within existing employment area (sites 3 and 5)			N/A	3,873			
TOTAL			0.44				
of which on land allocated for employment use and within existing employment area			0.39				

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss

Table 6: Completions on land allocated for employment use and within existing employment areas	
Monitoring period	Area of employment land completed (hectares)
April 2018 – March 2019	2.86
April 2019 – March 2020	No monitoring took place during this period due to Covid.
April 2020 – March 2021	No monitoring took place during this period due to Covid.
April 2021 – March 2022	1.63
April 2022 – March 2024	0.01
April 2024 – March 2025	0.39
Total since April 2018 (covering a 7 year period, with 5 years of active monitoring)	4.89 (0.7 hectares per year)
Total April 2001 to March 2011	17.02 (1.7 hectares per year)
Total April 2011 to March 2018	11.78 (1.7 hectares per year)



Loss of Employment Floorspace

Table 7: Employment floor space lost – completions

Location of Site (numbering continued from Table 5)	Planning Application Number	Approved Use Class and Details of Approved Development	Land area lost (ha)	Floor Space lost (sq.m)	Previous Use Class	Date Completed	Inside employment area or on allocated site?
1A Crabbe Street Ipswich IP4 5HP	IP/19/00800/P3JPA	Application for prior approval in relation to change of use from light industrial to residential.	0.01	73	E	30/07/2024	N
4 Tackett Street Ipswich Suffolk IP4 1AY	20/01009/FUL	Change of use of ground floor from retail shop (Class A1/E(a)) to restaurant and takeaway (Sui Generis), changes to shopfront to provide additional access and alterations to roof shape (includes proposed change of use of an office (Class B1a) to a dwellinghouse (Class C3) (first floor only)).	0.01	66	B1a	13/12/2024	N
40 - 42 Museum Street	22/00476/P3JPA	Prior Approval for a proposed change of use from offices (Class E(g)) to five flats (Class C3(a)).	0.02	292	E(g)	31/07/2024	N
37 Berners Street Ipswich Suffolk IP1 3LN	22/00492/FUL	Change of use of commercial building (Class E 'office') to 6 no. flats (Class C3).	0.04	311	E	14/06/2024	N
8 Angel Lane Ipswich Suffolk IP4 1JX	22/00599/P3JPA	Prior approval for a proposed change of use from offices (Class E) to 1 no. 3 bedroom dwelling (Class C3(a)).	0.02	100	E	25/05/2024	N
83 - 85 Derby Road Ipswich Suffolk IP3 8DL	23/00940/FUL	Change of use of office (Use Class E) to 8 bed HMO (Sui Generis), and associated external alterations.	0.03	138	E	23/10/2024	N

Maritime House 19A St Helens Street Ipswich IP4 1HE	IP/24/00195/P3JPA	Application for Prior Approval under Class MA for proposed change of use from office accommodation (Use Class E) to 3x three-bedroom apartments (Use Class C3a).	0.01	260	E	14/10/2024	N
TOTAL			0.14	1,240	652sqm of this total results from the completion of prior approval applications (see Table 9)		

Table 8: Employment floor space lost – planning permissions approved 2024/25

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space lost (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
18/01117/FUL	County Hall St Helens Street Ipswich	05/07/2024	0.21	3,252	Conversion of former County Hall to dwellings and a rear development to form dwellings following demolition of provision single storey element (creation of 40 dwellings in total).	N
23/00858/FUL	4 Great Colman Street Ipswich IP4 2AD	05/04/2024	0.01	128	Change of use from commercial (Use Class E) to commercial (Use Class E) and residential (Use Class C3). Alteration to floor layouts. Removal of ground floor flat roof and addition of outside refuse area.	N
24/00069/FUL	Elm House 25 Elm Street Ipswich	23/09/2024	0.02	741	Change of use of commercial premises (Class E) to 3no. residential dwellings (Class C3). New landscaping works and cycle storage to frontage.	N
24/00195/P3JPA	Maritime House 19A St Helens Street Ipswich IP4 1HE	15/05/2024	0.01	260	Application for Prior Approval under Class MA for proposed change of use from office accommodation (Use Class E) to 3x three-bedroom apartments (Use Class C3a).	N
24/00196/P3JPA	39A Westgate Street Ipswich IP1 3DX	03/05/2024	0.03	135	Application for prior approval under class MA for a proposed change of use from office (Use Class E) to two flats (Use class C3a).	N
24/00240/FUL	16 Grimwade Street Ipswich Suffolk IP4 1LP	02/07/2024	0.13	1,297	Change of use from Use Class E(g) (office) to Use Class F1 (education), erection of a fence and provision of bicycle storage.	N
24/00247/FUL	47 Key Street Ipswich Suffolk IP4 1BZ	09/12/2024	0.17	261	Partial demolition of existing office building, and addition of photovoltaic panels to roof slope.	N
24/00271/FUL	2A Turret Lane Ipswich IP4 1DL	25/06/2024	0.01	80	Conversion of building from office use (Use Class E) to 2 no. flats (Use Class C3).	N

24/00281/P3JPA	19 Tavern Street Ipswich IP1 3AA	09/10/2024	0.01	268	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to three self-contained dwellings (Use Class C3).	N
*24/00333/P3JPA	31 Princes Street Ipswich IP1 1PU	02/07/2024	0.09	4,000	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to form 61no. apartments (Use Class C3).	N
24/00392/P3JPA	7 Tavern Street Ipswich IP1 3AA	21/08/2024	0.03	181	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to 4no. self-contained dwellings (Use Class C3).	N
*24/00398/P3JPA	17 Lower Brook Street Ipswich IP4 1DN	23/07/2024	0.29	4,200	Application for Prior Approval under Class MA for change of use of first and second floors from commercial use (Use Class E) to 37no. self-contained dwellings (Use Class C3) (in lieu of 36no. self-contained dwellings approved under IP/21/00449/P3JPA).	N
24/00414/P3JPA	Cardinal House 46 St Nicholas Street Ipswich IP1 1TP	31/07/2024	0.16	1,110	Application for Prior Approval under Class MA for a change of use from commercial office premises (Use Class E(g)) to twenty-eight (28) flats (Use Class C3).	N
24/00456/P3JPA	31 - 41 Elm Street Ipswich IP1 2AY	14/10/2024	0.01	116	Application for Prior Approval under Class MA for the change of use from commercial use (Use Class E) to 3no. self-contained dwellings (Use Class C3).	N
24/00517/FUL	20 - 22 Lower Brook Street Ipswich Suffolk IP4 1AL	06/01/2025	0.01	265	Conversion of existing commercial offices to create three flats with communal spaces.	N
24/00536/P3JPA	6 Cromwell Court 16 St Peters Street Ipswich IP1 1XG	27/09/2024	0.01	80	Application for Prior Approval under Class MA for change of use from an office (Use Class E) to form 1no. self contained dwelling (Use Class C3)	N
24/00565/FUL	432 Woodbridge Road Ipswich Suffolk IP4 4EL	12/02/2025	0.02	84	Change of use of estate agents (Use Class E(c)) to a hot food takeaway (Use Class Sui Generis) including the installation of an external flue.	N
24/00854/P3JPA	Easton House 4 Turret Lane Ipswich IP4 1DL	22/01/2025	0.01	175	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to four self-contained dwellings (Use Class C3).	N
24/00874/P3JPA	35 - 37 Elm Street Ipswich	08/01/2025	0.11	614	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to form 12 residential flats (Use Class C3).	N
25/00072/P3JPA	Giles Place 31 Princes Street Ipswich	21/03/2025	0.09	345	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to form 8no. apartments (Use Class C3).	N
TOTAL			1.43	17,592		

*24/00333/P3JPA and 24/00398/P3JPA supersede applications that received consent in 2021 that have lapsed in 2024.

Table 9a: Completed Prior Approvals for conversion from B1 office/E(c)/E(g) to residential use					
Application Number	Location of Site	Date of Approval	Employment Floor Space lost (sq.m)	Details of Development	Date of Completion
22/00476/P3JPA	40 - 42 Museum Street	20/07/2022	292	Prior Approval for a proposed change of use from offices (Class E(g)) to five flats (Class C3(a)).	31/07/2024
22/00599/P3JPA	8 Angel Lane Ipswich Suffolk IP4 1JX	22/09/2022	100	Prior approval for a proposed change of use from offices (Class E) to 1 no. 3 bedroom dwelling (Class C3(a)).	25/05/2024
24/00195/P3JPA	Maritime House 19A St Helens Street Ipswich IP4 1HE	15/05/2024	260	Application for Prior Approval under Class MA for proposed change of use from office accommodation (Use Class E) to 3x three-bedroom apartments (Use Class C3a).	14/10/2024
TOTAL loss of floorspace completed during 2024/25			652		

Table 9b: Prior Approvals for conversion from B1 office/E(c)/E(g) to residential use with planning consent					
Application Number	Location of Site	Date of Approval	Employment Floor Space lost (sq.m)	Details of Development	Commenced (Y/N)
21/00431/P3JPA	British Telecom Local Communications Services Bibb Way Ipswich Suffolk IP1 2EQ	05/08/2021	7,747	Application for Prior Approval of change of use from offices to 78 dwellinghouses.	Y
21/01301/P3JPA	47 Key Street	14/02/2022	200	Prior approval for a proposed change of use from offices (Class E(g)) to two dwellinghouses (Class C3(a)).	N
22/00015/P3JPA	Knapton Court, Turret Lane, Ipswich IP4 1DL	24/05/2022	400	Prior approval for a proposed change of use from offices (Class E(g)) to 6 no. self contained studio, one and two bedroom apartments (Class C3(a)).	Y
22/00376/P3JPA	8 Great Colman Street Ipswich Suffolk IP4 2AD	26/07/2022	85	Prior approval for a proposed change of use from offices (Class E(g)) to 1 no. self contained one or two bedroom apartment (Class C3(a)).	N
22/00839/P3JPA	19 Queen Street Ipswich Suffolk IP1 1SW	09/11/2022	70	Prior Notification of proposed change of use from office (Egi) to two-bedroom, second-floor flat (C3a).	N
24/00196/P3JPA	39A Westgate Street Ipswich IP1 3DX	03/05/2024	135	Application for prior approval under class MA for a proposed change of use from office (Use Class E) to two flats (Use class C3a).	N
24/00281/P3JPA	19 Tavern Street Ipswich IP1 3AA	09/10/2024	268	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to three self-contained dwellings (Use Class C3).	N
24/00333/P3JPA	31 Princes Street Ipswich IP1 1PU	02/07/2024	4,000	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to form 61no. apartments (Use Class C3).	Y

24/00392/P3JPA	7 Tavern Street Ipswich IP1 3AA	21/08/2024	181	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to 4no. self-contained dwellings (Use Class C3).	Y
24/00398/P3JPA	17 Lower Brook Street Ipswich IP4 1DN	23/07/2024	4,200	Application for Prior Approval under Class MA for change of use of first and second floors from commercial use (Use Class E) to 37no. self-contained dwellings (Use Class C3) (in lieu of 36no. self-contained dwellings approved under IP/21/00449/P3JPA).	N
24/00414/P3JPA	Cardinal House 46 St Nicholas Street Ipswich IP1 1TP	31/07/2024	1,110	Application for Prior Approval under Class MA for a change of use from commercial office premises (Use Class E(g)) to twenty-eight (28) flats (Use Class C3).	Y
24/00456/P3JPA	31 - 41 Elm Street Ipswich IP1 2AY	14/10/2024	116	Application for Prior Approval under Class MA for the change of use from commercial use (Use Class E) to 3no. self-contained dwellings (Use Class C3).	Y
24/00536/P3JPA	6 Cromwell Court 16 St Peters Street Ipswich IP1 1XG	27/09/2024	80	Application for Prior Approval under Class MA for change of use from an office (Use Class E) to form 1no. self contained dwelling (Use Class C3)	N
24/00854/P3JPA	Easton House 4 Turret Lane Ipswich IP4 1DL	22/01/2025	175	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to four self-contained dwellings (Use Class C3).	N
24/00874/P3JPA	35 - 37 Elm Street Ipswich	08/01/2025	614	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to form 12 residential flats (Use Class C3).	N
25/00072/P3JPA	Giles Place 31 Princes Street Ipswich	21/03/2025	345	Application for Prior Approval under Class MA for change of use from commercial use (Use Class E) to form 8no. apartments (Use Class C3).	N
TOTAL loss of employment floorspace with planning consent during 2024/25			19,726		

Planning Permissions

**Table 10: Employment sites with planning permission for E uses
(Commercial, Business and Service)**

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
14/00638/OUT FL	IGS	31/01/2020 (Commenced)	0.25	500	up to 500m2 B1. Also possibly some A2 in district centre of up to 2.76ha	Ipswich Garden Suburb
19/01140/FUL	Car Parking Area The Maltings Princes Street Ipswich	28/08/2020 (Commenced)	0.25	2,341	Erection of four storey office building (Class B1) 23/00963/CLD - Certificate of lawful development to confirm commencement of development pursuant to planning permission IP/19/01140/FUL for the creation of a four storey office building (former Use Class B1), prior to the expiry of the permission on 28 August 2023.	N
21/00264/FUL	Fison House, 159 Princes Street	24/05/2021	[0.35]	250	Extension of existing Third Floor office space.	Y (Area 7)
22/00359/FUL	9 Dunlop Road Ipswich Suffolk IP2 0UG	31/10/2022 (Commenced)	0.12	174	Erection of first-floor extension.	Y (Area 5)
22/00806/FUL	125 Dale Hall Lane	10/11/2022	0.01	47	Erection of first-floor extension to increase office accommodation.	N
23/00413/FUL	57 Gladstone Road	11/09/2023	0.01	54	Change of use of garages (Sui Generis) to self-contained offices (Class E(g)).	N
24/00268/FUL	7 Bermuda Road Ipswich Suffolk IP3 9RU	05/06/2024	[0.03]	[2,605]	Change of Use of Existing Class B2 (General Industrial) Unit to Flexible Uses Falling within Classes B2, B8 and E(g)(iii)	Y (Area 15)
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2025			0.64	3,366		
Total approved in 2024/25			0.00	0		
Land with planning consent, but not commenced (Table 1)			0.02	351		

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss

Table 11: Employment sites with planning permission for B2 (industrial process)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
23/00856/FUL	4 Riverside Industrial Park Rapier Street Ipswich Suffolk IP2 8JX	05/02/2024	[0.04]	[336]	Change of use of premises from storage & distribution (Use Class B8) to general industry (Use Class B2).	Y (Area 9)
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2025			0.0	0		
Total approved in 2024/25			0.0	0		
Land with planning consent, but not commenced (Table 1)			0.0	0		

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss

Table 12: Employment sites with planning permission for B8 (storage & distribution)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
22/00363/FUL	Land Adjacent To 2 Anglia Parkway North*	05/10/2022	[0.8]	[2,561]	Erection of B8 warehouse and associated yard and fencing	Y (Area 1)
22/00852/FUL	Former Dairy Crest, Boss Hall Road	25/08/2023	1.22	6,100	Erection of warehouse building (Use Class B8), together with associated service yard, car and cycle parking, landscaping and infrastructure. Access from Boss Hall Road.	Y (Area 4)
23/00062/FUL	Land Adjacent To 2 Anglia Parkway North	03/04/2023	0.8	2,568	Erection of warehouse (Use Class B8) and associated yard and fencing.	Y (Area 1)
23/00882/FUL	28 Foxtail Road Ipswich Suffolk	14/12/2023	0.02	0	Change of Use from Use Class E(c) Commercial Use to Use Class B8 Storage and Distribution Use.	Y (Area 15)
24/00255/FUL	11 Arkwright Road Ipswich Suffolk IP2 0UB	17/07/2024	[0.18]	[1,885]	Change of use from Use Class B2 (General Industry) to Use Classes B8 (Storage and Distribution) and E(a) (Retail).	Y (Area 5)
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2025			2.04	8,668		
Total approved in 2024/25			0.0	0		
Land with planning consent, but not commenced (Table 1)			2.04	8,668		

[Figures in brackets] are included for information but excluded from totals as the application does not result in employment floorspace gain or loss

* Note - 23/00062/FUL has been submitted as an additional application, but does not make reference to 22/00363/FUL being superseded so the earlier application has been discounted from the final totals

Table 13: Employment sites with planning permission for Sui Generis uses

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
24/00903/FUL	11 Crane Boulevard Ipswich Suffolk IP3 9SQ	08/01/2025	1.6	710	Erection of new car showroom and extension of existing valet/workshop building.	Y (Area 17)
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2025			1.6	710		
Total approved in 2024/25			1.6	710		
Land with planning consent, but not commenced (Table 1)			1.6	710		

Table 14: Employment sites with multiple use Class planning permission

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment area or on allocated site?
22/00274/FUL	Bolton Aerospace, Hadleigh Road	19/04/2023 (Commenced)	4.46	3,874	Erection of operational depot facility (within Use Classes E.g., B2 and B8) including office and warehouse buildings, vehicle maintenance building, vehicle parking, fuelling area, outdoor storage, car parking, landscaping and erection of 2no. 20.1m wind turbines and associated transformer and associated works.	Y (Area 5)
23/00298/FUL	32 White House Road	01/09/2023	0.68	2,300	Demolition of the existing warehouse (Classes B1 (office) and B2(general industrial)) and erection of new warehouse with ancillary office facility (Classes B8 (storage and distribution) and E(g)(office)) with associated hard and soft landscaping works and bicycle storage.	Y (Area 2)
TOTAL WITH PERMISSION (INCLUDING COMMENCEMENTS) AT 31ST MARCH 2025			5.14	6,174		
Total approved in 2024/25			0.0	0		
Land with planning consent, but not commenced (Table 1)			0.68	2,300		

* Note - 21/00944/FUL has been submitted as an additional application, but does not make reference to 22/00852/FUL being superseded so the earlier application has been discounted from the final totals

Analysis of findings

Employment Land Available

The total amount of employment land available has increased between 2022/24 and 2024/25 by 0.06 hectares (ha) to 35.56ha across the whole of Ipswich. The total consists of 0.02ha of land with unimplemented planning permission outside the Employment Areas, 4.32ha unimplemented planning permissions inside the Employment Areas, 19.97ha on allocated land and 11.25ha of vacant land without planning permission in identified employment areas.

Completions and permissions

Total completions on designated employment land between the 1 April 2024 and 31 March 2025 was recorded as 3,873sqm. A further 42sqm was completed on non-designated Employment Land elsewhere in the Borough. Planning permissions granted for employment uses during the monitoring year 2024/25 amount to was 710sqm.

Employment floorspace

A total of 1,240 sqm of employment floorspace has been lost through completions (changes of use) between the 1 April 2024 and 31 March 2025, where 652sqm of this was as a result of a prior notification approval¹ completions between the 1 April 2024 and 31 March 2025. These prior notification approvals have resulted in the completion of nine residential dwellings out of the 260 dwellings from 19,726sqm of employment floorspace that had planning consent. Planning permission has been granted for the loss of a further 17,592sqm of employment floorspace during 2024-25.

¹ ie where formal planning permission is not required, and the developer only has to demonstrate through notification that the proposal complies with a few specific areas. The local planning authority has to consider whether there is compliance. If the proposal complies, then the development can proceed without the necessity to submit a formal planning application.

Survey of Employment Areas

The table below show the occupants of premises within the defined employment areas and identify any units or land which are vacant (as surveyed through site visits in August 2025) and supplemented where necessary with additional information such as online searches for business names, business rates and valuation office details.

Where a street number has not been allocated for a specific site, then the occupier's name is used.

Vacant sites without street numbers are defined by the nearest location/address or by the former occupier(s).

Postcodes are included where known.

Detailed maps of each employment area and a map showing the location of each employment area are available on the website alongside this report.

1. Ipswich Business Park, North of Whitton Lane

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
2, Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Ceramic Tile Distributors	Yes	Vacant
2 Anglia Parkway North	Anglia Business Park, Ipswich	IP1 5QL	Graham the Plumbers Merchants	No	N/A
Vacant Land, Anglia Parkway North	Anglia Business Park, Ipswich		Vacant land (0.78ha) (Planning permission 22/00363/FUL and/or 23/00062/FUL)	No	N/A
Vacant Land, Bury Road North	Adjacent to Anglia Business Park, Ipswich		Vacant allocated land (6.93 ha) (Planning permission 16/00898/FUL for regional distribution centre on 3.63ha – lapsed)	No	N/A

2. White House Industrial Estate, White House Road

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Unit to rear of 667	Norwich Road / White House Road	IP1 6JZ	Cooper Ipswich Mini & BMW MOT facility	No	N/A
Unit 1, Alpha Business Park	White House Road	IP1 5LT	Titans Security & Minas Training	No	N/A
Unit 1a, Alpha Business Park	2 White House Road	IP1 5LT	CTC UK Ltd- Chancellor Global	No	N/A
Unit 1b, Alpha Business Park	4 White House Road	IP1 5LT	Honeyrose Products Ltd	No	N/A
Unit 2-3, Alpha Business Park	6-12 White House Rd	IP1 5LT	Aspen Build	No	N/A
Unit 4, Alpha Business Park	14 White House Road	IP1 5LT	Arc Recruitment	No	N/A
Unit 5-7, Alpha Business Park	16-18 White House Road	IP1 5LT	Ross Coates Solicitors	No	N/A
Unit 8, Alpha Business Park	20 White House Road	IP1 5LT	Grace Estate Agents	No	N/A
Unit 9, Alpha Business Park	22 White House Road	IP1 5LT	TMAC Wireless Solutions T/A ArmaPhone	No	N/A

Unit 10, Alpha Business Park	24 White House Road	IP1 5LT	Fargo Systems	No	N/A
Unit 11, Alpha Business Park	26 White House Road	IP1 5LT	Ross Coates	Yes	Vacant
Unit 12, Alpha Business Park	28 White House Road	IP1 5LT	For You Now LTD	No	N/A
30	White House Road	IP1 5LX	Jackson Civil Engineering / SEH French Ltd	No	N/A
30 a & b	White House Road	IP1 5LX	Anchor Freight	No	N/A
32	White House Road	IP1 5LX	Azpects	No	N/A
Unit 1, Dencora House, 34	White House Road	IP1 5LT	Ekklesia Healthcare	Yes	About Care Services
Unit 2, Dencora House, 34	White House Road	IP1 5LT	Fleetmaxx Solution	Yes	Archer Resourcing Ltd
Unit 3, Dencora House, 34	White House Road	IP1 5LT	Archer Resourcing Ltd	No	N/A
Unit 4, Dencora House, 34	White House Road	IP1 5LT	SC Projects	No	N/A
Unit 5, Dencora House, 34	White House Road	IP1 5LT	SC Projects	No	N/A
Unit 6, Dencora House, 34	White House Road	IP1 5LT	Oilfast Ltd	No	N/A
Unit 7, Dencora House, 34	White House Road	IP1 5LT	Tru Trak	No	N/A
Unit 8, Dencora House, 34	White House Road	IP1 5LT	Tru Trak Pro Ltd	No	N/A
Unit 9, Dencora House, 34	White House Road	IP1 5LT	Right At Home	No	N/A
Unit 10, Dencora House, 34	White House Road	IP1 5LT	Seden Clarke Ltd	No	N/A
Unit 1, 36 Dencora Business Centre	White House Road	IP1 5LZ	Kitchen Worktops Ltd	Yes	HC Legionella Ltd
Unit 2, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh	No	N/A
Unit 3, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh	No	N/A
Unit 4, 36 Dencora Business Centre	White House Road	IP1 5LZ	Volker Smart Technologies	Yes	Volker Highways
Unit 5, 36 Dencora Business Centre	White House Road	IP1 5LZ	PDC	No	N/A
Unit 6-8, 36 Dencora Business Centre	White House Road	IP1 5LZ	PDC	No	N/A
Unit 9, 36 Dencora Business Centre	White House Road	IP1 5LZ	SIG roofing (regional roofing in brackets) Ltd	No	N/A
Essex Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Agility Geologistics	No	N/A
Norfolk Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Ipswich Escape Room	No	N/A
Suffolk Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Ipswich Escape Room	No	N/A
Cumbria Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	RDP Accountants	No	N/A
Devon Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Vacant	Yes	RDP Accountants
Durham Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	BlueBird Care	No	N/A
Dorset Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	BlueBird Care	No	N/A

Cornwall Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Sound Solution Consultants Ltd	No	N/A
Sussex Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Onyx Construction Consultants	No	N/A
Somerset Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Fred Olsen	No	N/A
Sudbury House, Dencora Business Centre, 36	White House Road	IP1 5LZ	Hertfordshire and East Anglia Community and School Age Immunisation Service	No	N/A
Hereford Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Bloomsbury Home Care	No	N/A
Surrey Suite, Dencora Business Centre, 36	White House Road	IP1 5LZ	Fred Olsen	No	N/A
Land adj. Dencora Business Centre	White House Road	IP1 5LU	Easy Store / Cash for Clothes	Yes	Easy Store
1 Quantum Business Park, 38	White House Road	IP1 5NX	Self Storage	No	N/A
2 Quantum Business Park, 38	White House Road	IP1 5NX	Tool Station	No	N/A
3 Quantum Business Park, 38	White House Road	IP1 5NX	Anglia Tool Centre	Yes	Vacant
4 Quantum Business Park, 38	White House Road	IP1 5NX	Vacant	No	N/A
5 Quantum Business Park, 38	White House Road	IP1 5NX	Euro Car Parts	Yes	LTQ/Euro Car Parts
6 Quantum Business Park, 38	White House Road	IP1 5NX	Up Building Products	No	N/A
7 Quantum Business Park, 38	White House Road	IP1 5NX	Up Building Products	No	N/A
8 Quantum Business Park, 38	White House Road	IP1 5NX	Autoglass	No	N/A
9 Quantum Business Park, 38	White House Road	IP1 5NX	Edmundson Electrical Ltd	No	N/A
10 Quantum Business Park, 38	White House Road	IP1 5NX	Greggs	No	N/A
42	White House Road	IP1 5LL	Fred Olsen Ltd	No	N/A
44	White House Road	IP1 5NX	FTC Gym	No	N/A
Approximately 20 Rooms within 4 Suites (A to D), 46	White House Road	IP1 5NX	Trade Team & Whitehouse Distribution Centre (multiple occupiers) and Easy Store in containers on part of the site	No	N/A
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd	No	N/A
53-56	White House Road	IP1 5PB	Hemisphere Freight Services Ltd	No	N/A
2 Olympus Close	Olympus Close	IP1 5LJ	Fred Olsen Travel (car parking only)	No	N/A
1 Olympus Close	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd	No	N/A
1a Olympus Close	Olympus Close	IP1 5LJ	M Markovitz Ltd	No	N/A
8 Olympus Close (Ground Floor)	Olympus Close	IP1 5LJ	Ceramic Tile Ltd	No	N/A

8 Olympus Close (First Floor)	Olympus Close	IP1 5LJ	Vacant	Yes	Ceramic Tiles/Franklin Fuelling Systems
6 Olympus Close	Olympus Close	IP1 5LJ	West Engineering	No	N/A
4 Olympus Close	Olympus Close	IP1 5LJ	Taydal Surfacing	No	N/A
21	Olympus Close	IP1 5LJ	Hertz	Yes	Vacant
23	Olympus Close	IP1 5LJ	Adcock Refrigeration & Air Conditioning Ltd	No	N/A
25	Olympus Close	IP1 5LJ	Panks Pumps	No	N/A
27	Olympus Close	IP1 5LJ	Pitkin & Ruddock	No	N/A
29	Olympus Close	IP1 5LJ	Olympus Autocare Ltd	No	N/A
61 (Unit 1, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	TLC Property Maintenance	No	N/A
59 (Unit 2, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	AFL Cosmetic Solutions Ltd	No	N/A
57 (Unit 3, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Platinum Cleaning	No	N/A
55 (Unit 4, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Vacant	Yes	Obsession Styling
53 (Unit 5, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Eurosat	Yes	Vacant
51 (Unit 6, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Vacant	No	N/A
49 (Unit 7, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Vacant	Yes	M Express
47 (Unit 8, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Pro Sprays / The Window Cleaning Hub	Yes	CFS East Anglia Ltd
45 (Unit 9, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	CFS East Anglia Ltd	No	N/A
43 (Unit 10, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Morrells Wood Finishes	No	N/A
41 (Unit 11, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	PVS Premier Vehicle Services Ipswich	No	N/A
39 (Unit 12, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Premier Tyre Centre	No	N/A
37 (Unit 13, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Ipswich Plumb Store Ltd	No	N/A
35 (Unit 14, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Ipswich Plumb Store Ltd	No	N/A
33 (Unit 15, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	SOS Services Solutions on Security	No	N/A
31 (Unit 16, Olympus Close Industrial Park),	Olympus Close	IP1 5LJ	Mehmed/ Mehmed Ltd	Yes	Vacant
2	Goddard Road East	IP1 5NY	Plumb Parts/ Wolseley	No	N/A
1	Goddard Road East	IP1 5NY	Group 1 Assured/ Seat/ Cupra	No	N/A
4	Goddard Road East	IP1 5NY	Renault Dacia	No	N/A
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd	No	N/A
2	Goddard Road	IP1 5NP	UK Poultry Ltd	Yes	UK Poultry Ltd/Ipswich Elite Tyres
2a	Goddard Road	IP1 5NP	M + S Contractors	No	N/A
3 (Phoenix House)	Goddard Road	IP1 5NP	Suffolk County Council	No	N/A

Beacon House	Goddard Road	IP1 5NP	Vertas + Sanctuary Housing + Coroners Court	Yes	Suffolk County Council
4-6	Goddard Road	IP1 5NP	IEC-Ipswich Engineering	Yes	Pristine Cars/IEC
8 & 10	Goddard Road	IP1 5NP	Screwfix	No	N/A
12	Goddard Road	IP1 5NP	Fleet Factors	Yes	Vacant
14	Goddard Road	IP1 5NP	Purlings	No	N/A
16	Goddard Road	IP1 5NP	Auto Windscreens	No	N/A
18	Goddard Road	IP1 5NP	Vacant	No	N/A
20	Goddard Road	IP1 5NP	Wurth	No	N/A
22	Goddard Road	IP1 5NP	CEF Power (trade counter)	No	N/A
24	Goddard Road	IP1 5NP	Sally Beauty	No	N/A
26	Goddard Road	IP1 5NP	F1 Auto Centre	No	N/A
28	Goddard Road	IP1 5NP	Sliderobes	No	N/A
Unit 1, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	BR Cowells Arrow	No	N/A
Unit 2, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	Action International	No	N/A
Unit 3, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	Various offices	No	N/A
Unit 4, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	GAC Shipping & Logistics	No	N/A
Unit 5, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	Lombard Shipping	No	N/A
Unit 6, Whitehouse Business Centre	Lovetofts Drive	IP1 5SF	Lombard Shipping	No	N/A
Whitehouse Enterprises	Lovetofts Drive	IP1 5NZ	Realise Futures	No	N/A
Landmark House, 2	Egerton Road	IP1 5PF	Suffolk County Council and Suffolk Constabulary	No	N/A
Landmark House, 3	Egerton Road	IP1 5PF	Suffolk County Council and Suffolk Constabulary	No	N/A
Landmark House, 4	Egerton Road	IP1 5PF	Suffolk County Council and Suffolk Constabulary	No	N/A

3. Knightsdale Road/Wharfedale Road

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
20	Knightsdale Road	IP1 4JJ	Fire Trace (storage)	No	N/A
20a	Knightsdale Road	IP1 4JJ	Motor Guru	No	N/A
22	Knightsdale Road	IP1 4JJ	Fire Trace	No	N/A
24	Knightsdale Road	IP1 4JJ	Fire Trace	No	N/A
26-30	Knightsdale Road	IP1 4JJ	Topbond PLC Group	No	N/A
31	Knightsdale Road	IP1 4JJ	Coffeelink	No	N/A
32	Knightsdale Road	IP1 4JJ	Wyards	No	N/A
33 & 33a	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility	No	N/A
39	Knightsdale Road	IP1 4JJ	Huws Gray	No	N/A
40-42	Knightsdale Road	IP1 4JJ	Needhams / Haxley and Ruffles	No	N/A

44	Knightsdale Road	IP1 4JJ	Haxley and Ruffels	No	N/A
50 (44A)	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation (Kingdom Hall)	No	N/A
43	Knightsdale Road	IP1 4JJ	Christy Turner Ltd	No	N/A
Unit 1, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Bodyzone	No	N/A
Unit 2, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	An Accounting Gem Limited	No	N/A
Unit 3, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Multiple occupiers – Lynden Property Company Ltd, Hadleigh Road Estate Ltd, Alexander Barclay Ltd, Acorn Company Management	No	N/A
Unit 4, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Orwell Insurance Services Ltd	No	N/A
Unit 5, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Red Eye Records	No	N/A
Unit 6, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Try Financial Services	No	N/A
49	Knightsdale Road	IP1 4JJ	Bradleys metal Finishers	No	N/A
53-57	Knightsdale Road	IP1 4JQ	Getech	No	N/A
59	Knightsdale Road	IP1 4JQ	Bradleys Metal Finishers (dispatch)	No	N/A
2	Wharfedale Road	IP1 4JP	Ipswich Deaf Society	Yes	Fuchsia Homecare Ltd
4	Wharfedale Road	IP1 4JP	Diesel Rush	No	N/A
6	Wharfedale Road	IP1 4JP	Ipswich Plumbing & Heating Services	No	N/A
8	Wharfedale Road	IP1 4JP	Steve White Industrial Roofing	No	N/A
10	Wharfedale Road	IP1 4JP	SG Engineering	No	N/A
12	Wharfedale Road	IP1 4JP	Mamba Martial Arts	No	N/A
14	Wharfedale Road	IP1 4JP	Boswell Printers and Office Supplies	No	N/A
16	Wharfedale Road	IP1 4JP	Boswell Printers and Office Supplies	No	N/A
18	Wharfedale Road	IP1 4JP	Boswell Printers and Office Supplies	No	N/A
20	Wharfedale Road	IP1 4JP	Boswell Printers and Office Supplies	No	N/A
22	Wharfedale Road	IP1 4JP	Birch Group / Porcelanosa	Yes	Vacant
30	Wharfedale Road	IP1 4JP	Appears likely vacant - but both Needhams and Frugalpac have this address on their live websites	Yes	Sanctury
9	Wharfedale Road	IP1 4JP	Cadent	No	N/A
71-75	Dales Road	IP1 4JR	Harts Carpet World and Hartwood Flooring	No	N/A
79	Dales Road	IP1 4JR	Joseph Reed	No	N/A
81	Dales Road	IP1 4JR	Indespension	No	N/A
83	Dales Road	IP1 4JR	GB Motors	No	N/A

Unit 1, 85	Dales Road	IP1 4JR	KBB Centre	No	N/A
Unit 2, 85	Dales Road	IP1 4JR	KBB Centre	No	N/A
Unit 7, 85	Dales Road	IP1 4JR	Hungry Tums Catering	No	N/A
Unit 6 ² , 85	Dales Road	IP1 4JR	Bespoke Stone	No	N/A
89	Dales Road	IP1 4JR	Dance & Dean	No	N/A
91	Dales Road	IP1 4JR	R T Training Solutions and R T Infrastructure Solutions	No	N/A
Unit 1 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Primal Raw	No	N/A
Unit 2 Dales Court Business Centre ³ , 95	Dales Road	IP1 4JR	Primal Raw	No	N/A
Unit 3 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Primal Raw	No	N/A
Unit 4 Dales Court Business Centre, 95	Dales Road	IP1 4JR	ENP Drainage	Yes	Dance and Dean
Unit 5 Dales Court Business Centre, 95	Dales Road	IP1 4JR	M.C. Robinson T/A W.R. Edwards	No	N/A
Unit 6 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Vacant	No	N/A
Unit 7 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Coffeelink Ltd	No	N/A
Unit 8 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Central Truck and Bus Parts Ltd	No	N/A
Unit 9 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Simply Climate Control	No	N/A
Unit 10 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Wolfman Store	Yes	Vista / Stopbreeze
Unit 11 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Grooming Dales	Yes	The Hot Sausage Company
Unit 12 Dales Court Business Centre, 95	Dales Road	IP1 4JR	S R Calver	No	N/A
Unit 12a Dales Court Business Centre, 95	Dales Road	IP1 4JR	Print Room Services	No	N/A
Unit 14 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Vacant	Yes	Dance and Dean
Unit 15 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Wolfman Store	Yes	Drainage Plus
Unit 16 Dales Court Business Centre, 95	Dales Road	IP1 4JR	American Candy Store	Yes	Parkward (Ipswich) Ltd
Unit 17 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Suffolk Rider Training	No	N/A
Unit 18 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Anglia Foilblocking & PJ Labels	No	N/A
Unit 19 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Vacant	No	N/A
Unit 20 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Maljon (Timber Preservation) Ltd	No	N/A
Compounds A to N, Dales Court Business Centre, 95	Dales Road	IP1 4JT	Various occupants mostly linked directly to occupiers of Units within Dales Court Business Centre	No	N/A

² Street numbering Aug 2020 - there are a number of smaller suites in the first floor of 85 Dales Road Suites 1, 2, 3-4, 5, 6, 7, 8 and 9.

³ Street numbering Aug 2020 states Units 1 and 2 have been combined

4. Boss Hall Industrial Estate

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Former Dairy Crest	Boss Hall Road	IP1 5BN	Vacant	No	N/A (Part of site covered by permissions 21/00944/FUL & 22/00852/FUL)
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Service Bay	No	N/A
2	Boss Hall Road	IP1 5BN	Ipswich Hydraulics Ltd	No	N/A
3	Boss Hall Road	IP1 5BN	Brewers	No	N/A
4	Boss Hall Road	IP1 5BN	Johnstone's Decorating Centre	No	N/A
5	Boss Hall Road	IP1 5BN	Sunbelt Rentals	No	N/A
5a	Boss Hall Road	IP1 5BN	Ipswich Hydraulics	No	N/A
6	Boss Hall Road	IP1 5BN	East of England Co-operative Funeral Services	No	N/A
6a	Boss Hall Road	IP1 5BN	Print Wright	No	N/A
7	Boss Hall Road	IP1 5BN	Cosy Aromas	No	N/A
8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts (GSF)	No	N/A
9	Boss Hall Road	IP1 5BN	Vacant	Yes	Powder FX
9a	Boss Hall Road	IP1 5BN	IP & PS Industrial	No	N/A
9b	Boss Hall Road	IP1 5BN	Vacant	No	N/A
10	Boss Hall Road	IP1 5BN	Gallagher / Tip N' Lift / HYVA Main Agents	No	N/A
11	Boss Hall Road	IP1 5BN	Tip and Lift	No	N/A
12	Boss Hall Road	IP1 5BN	Re Shape	No	N/A
13	Boss Hall Road	IP1 5BN	Vacant	No	N/A
14	Boss Hall Road	IP1 5BN	CARS (Colchester Auto Refinishing Supplies Ltd)	No	N/A
15	Boss Hall Road	IP1 5BN	Avanti Autos	No	N/A
16	Boss Hall Road	IP1 5BN	Security Foiling	No	N/A
17	Boss Hall Road	IP1 5BN	Triple C	No	N/A
18	Boss Hall Road	IP1 5BN	Hawk Express	No	N/A
19	Boss Hall Road	IP1 5BN	Hawk Express	No	N/A
20	Boss Hall Road	IP1 5BN	Milk & More	No	N/A
20a	Boss Hall Road	IP1 5BN	Milk & More	No	N/A
21	Boss Hall Road	IP1 5BN	Pioneer Pump Solutions	No	N/A
31	Boss Hall Road	IP1 5BN	YaheeTech	No	N/A
32	Boss Hall Road	IP1 5BN	East of England Co-op Chapel of Rest	No	N/A
33	Boss Hall Road	IP1 5BN	JL Bragg Ltd	No	N/A
34	Boss Hall Road	IP1 5BN	JL Bragg Ltd	No	N/A
35	Boss Hall Road	IP1 5BN	JL Bragg Ltd	No	N/A
36	Boss Hall Road	IP1 5BN	Vacant	Yes	Bell Corp

37	Boss Hall Road	IP1 5BN	East Coast Stainless Ltd	No	N/A
38	Boss Hall Road	IP1 5BN	Suffolk Fasteners	No	N/A
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors	No	N/A
40	Boss Hall Road	IP1 5BN	Enertor	No	N/A
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.	Yes	Vacant
46	Boss Hall Road	IP1 5BN	Skyline Express Ltd	No	N/A
47	Boss Hall Road	IP1 5BN	Rackhams	No	N/A
48	Boss Hall Road	IP1 5BN	Rackhams	No	N/A
49	Boss Hall Road	IP1 5BN	Factair	No	N/A
53	Boss Hall Road	IP1 5BN	Tbf Scaffolding	No	N/A
Land adjacent 20-20a	Boss Hall Road	IP1 5BN	Storage Yard (possibly Pioneer)	No	N/A

5. Hadleigh Road Industrial Estate, including Elton Park

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Former Bolton Aerospace	New Way, Hadleigh Road	IP2 0EG	Demolished (New IBC depot commenced June 2023 - 22/00274/FUL)	Yes	Ipswich Borough Council
10 Harris Way	Hadleigh Road	IP2 OHZ	Headlam Ipswich Distribution Centre. Multiple traders - Garrods, Faithful Floor Coverings, Beds Flooring, GAAS Flooring, Culpeck for Floor Coverings, Clifford Floors	Yes	Vacant
Norris House	Hadleigh Road	IP2 0HU	Home Foods Market by Lituanica	No	N/A
160	Hadleigh Road	IP2 0HH	Community Action Suffolk	No	N/A
Unit 1a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Tubeway Sales	No	N/A
Unit 2a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	B4 '99	Yes	Vacant
Unit 3a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	CDC Body Shop	No	N/A
Unit 4a, Elton Park Business Centre	Hadleigh Road	IP2 0DD	CDC Body Shop	No	N/A
Unit 1b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Car-Tech	No	N/A
Unit 2b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Car-Tech	No	N/A
Unit 3b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Technic Garage	Yes	Vacant
Unit 4b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	AA Motor Medic	No	N/A
Unit 5b, Elton Park Business Centre	Hadleigh Road	IP2 0DD	AA Motor Medic	No	N/A
Unit 1c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Auto LT	No	N/A
Unit 2c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	S Clarke Vehicle Engineers	No	N/A

Unit 3c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	A to B Tyres	No	N/A
Unit 4c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Vacant	No	N/A
Unit 5c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Unnamed car garage (owner yet to name business)	Yes	Auto Repair
Unit 6c, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Boots the Chemist Ltd	No	N/A
Land adjacent car parking area, Elton Park Business Centre	Hadleigh Road	IP2 0DD	Vacant land (1.15ha)	No	N/A
Easy Store 24/7	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Easy Store 24/7	No	N/A
Tubeway Sales	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Tubeway Sales	No	N/A
DHE House	Elton Park Business Centre, Hadleigh Road	IP2 0DD	HSM Traffic Management Ltd	No	N/A
Carr Road Distribution Ltd	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Greenmill	Yes	Vacant
Russell House	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Vacant	Yes	Molina Trading/Molina Express
Malcolm House	Elton Park Business Centre, Hadleigh Road	IP2 0DD	Automotive Dealers Ltd / Asset Dealers Ltd	Yes	Automotive Dealers Ltd
1 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Salfs Ipswich Ltd and EVRI	Yes	Salfs Ipswich Ltd
7 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Ipswich Utilities	No	N/A
Digital House, 9 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Wiremek	No	N/A
9 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	XL Windows	No	N/A
11 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Mount Cash and Carry	No	N/A
2 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Cavalier Haulage	No	N/A
Unit 7 Rutherford Centre, 4 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Smile Dental Laboratory	No	N/A
Unit 6 Rutherford Centre, 6 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Fushia Homecare Group Ltd	No	N/A
Unit 5 Rutherford Centre 8 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Vacant	No	N/A
Unit 4 Rutherford Centre, 10 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Vacant	Yes	British Association for Immediate Care
Unit 3 Rutherford Centre, 12 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Vacant	No	N/A
Unit 2 Rutherford Centre, 14 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Deeks & King Accountants	No	N/A
Unit 1 Rutherford Centre, 16 Dunlop Rd	Hadleigh Road Industrial Estate	IP2 0UG	Fushia Homecare	Yes	Vacant
18 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Vacant	No	N/A
Bella House, 20 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Alfa Bella	No	N/A
22 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	ICOSYS + Adapt	No	N/A

24 Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Blackwell Academy Martial Arts Excellence	No	N/A
1 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Koste Autorepair	No	N/A
2 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Printing Supplies	No	N/A
3 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Sharp Aesthetics	No	N/A
4 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Falcon Windows	No	N/A
5 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Prosound	No	N/A
6 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Vacant	No	N/A
7 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	AK Signs & Vehicle Wrapping / SSEC Suffolk Sports Equipment and Clothing Ltd	No	N/A
8 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Falcon Windows	No	N/A
9 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Nomadhippo.co.uk Autocentre	No	N/A
10 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Prism Aerial Arts / Zoe Gibbs Photography	No	N/A
11 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Tuddy's & Smally's	Yes	Bwownies
12 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Hillyard Fitness	No	N/A
13 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Project Eleven Construction Services	No	N/A
14 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Vacant	No	N/A
15 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	East County Customs	No	N/A
16 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Brookhouse Volvo Parts	No	N/A
17 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Club Colours/ Corporate Image EA	No	N/A
18 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	EES Music	No	N/A
19 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Plug Smart Ltd	No	N/A
20 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	The Christmas Decorators	No	N/A
21 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Stav Print	No	N/A
22 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Vacant	No	N/A
23 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Falcon Windows	Yes	Mr Misty
24 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Mr Misty	Yes	Trade Windows Suffolk
25 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Ipswich Trade Frames	Yes	Trade Windows Suffolk
26 Brookhouse Business Park	Hadleigh Road Industrial Estate	IP2 0EF	Ipswich Trade Frames	Yes	Mr Misty
4 Brunel Road	Hadleigh Road Industrial Estate	IP2 0EF	Ancient House Press	No	N/A
8 Brunel Road	Hadleigh Road Industrial Estate	IP2 0EX	Capital Hair and Beauty	No	N/A

5 Brunel Road	Hadleigh Road Industrial Estate	IP2 0UB	Fortitude Fitness	No	N/A
Land adj. to 5 Brunel Road	Hadleigh Road Industrial Estate	IP2 0UB	Pack and Stack	No	N/A
1 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Vacant	Yes	Unknown Occupier
9a Dunlop Road	Hadleigh Road Industrial Estate	IP2 0UG	Pack Stack Self Storage	No	N/A
5 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Wardley Electronics	No	N/A
7 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	7a Wardley Electronics 7b Best Badges	No	N/A
9 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Wardley Electronics goods entrance	No	N/A
11 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	11a Star Doors Ltd and Filip's Bathrooms Ltd	Yes	The Church – Embrace the Grind/Filip's Bathroom
13 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Orwell Housing	No	N/A
15 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Orwell Housing	No	N/A
Opposite 4 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Bigstore	No	N/A
8 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Window Clean Centre	No	N/A
6 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Diamond View Specialist Cleaning	Yes	Vacant
4 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Dulux Decorator Centre	No	N/A
2 Bailey Close	Hadleigh Road Industrial Estate	IP2 0UD	Tools with a Mission	No	N/A
1 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Magnet Kitchens/Magnet Trade	No	N/A
3 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Motor Parts Direct	No	N/A
5 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Prestige Motor Group	No	N/A
7 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Gofer Ltd	No	N/A
11 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Kocurek Excavators	Yes	SE7EN
13 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	BOC Gas & Gear	No	N/A
17 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Ipswich Trade Frames Ltd	No	N/A
19 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Cadent (empty land)	No	N/A
25 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Kocurek Excavators (Goods and Deliveries)	No	N/A
2a Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	DX	No	N/A
2b Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Travis Perkins and Benchmark	No	N/A
2 Arkwright Road	Hadleigh Road Industrial Estate	IP2 0UB	Tru Mix	No	N/A
10 Crompton Road	Hadleigh Road Industrial Estate	IP2 0UB	Kocurek Excavators	No	N/A
6 Crompton Road	Hadleigh Road Industrial Estate	IP2 0UF	Speedy Services	No	N/A

8 Crompton Road	Hadleigh Road Industrial Estate	IP2 0UF	Howden's Joinery	No	N/A
5 Crompton Road	Hadleigh Road Industrial Estate	IP2 0UQ	Booker Cash & Carry	No	N/A
1 Baird Close	Hadleigh Road Industrial Estate	IP2 0UF	Yodel	No	N/A
2 Baird Close	Hadleigh Road Industrial Estate	IP2 0UF	Vacant	Yes	SBL
1 Whittle Road	Hadleigh Road Industrial Estate	IP2 0UH	Suffolk Libraries Stock Unit	No	N/A
6 Whittle Road	Hadleigh Road Industrial Estate	IP2 0UH	Mansion House Bedding Company	No	N/A
8 Whittle Road	Hadleigh Road Industrial Estate	IP2 0UH	Mansion House Bedding Company	No	N/A
Gipping House, 7 Whittle Road	Hadleigh Road Industrial Estate	IP2 0UH	Ipswich Borough Contracts	Yes	RB Commercial

6. Land South of London Road/East of Scrivener Drive

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
517	London Road	IP2 0ST	Lofty Heights	No	N/A
1 Scrivener Drive and 519	London Road	IP2 0SD	Proveeda / Isuzu	No	N/A
Rear of 1	Scrivener Drive	IP2 0SD	Suffolk Caravan Storage	No	N/A
3	Scrivener Drive	IP2 0SD	TruckForce	No	N/A
5	Scrivener Drive	IP2 0SD	Monarch Joinery Ltd	No	N/A
7	Scrivener Drive	IP2 0SD	Sunbelt Rentals	No	N/A
9	Scrivener Drive	IP2 0SD	Sunbelt Rentals	No	N/A

7. Civic Drive/Princes Street/Russell Road/Portman Road

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Land at 88-98	Princes Street	-	Vacant land (0.24ha) (buildings demolished)	No	N/A
Princes Street Car Park (formerly 100)	Princes Street	IP1 1RY	IBC Car Park	No	N/A
Portman Road B Car Park	Portman Road	IP1 2BP	IBC Car Park	No	N/A
Portman Road C Car Park	Portman Road	IP1 2BP	IBC Car Park	No	N/A
NCP Car Park	Portman Road	IP1 2BP	NCP (Car Park)	No	N/A
Portman Road D Car Park	Princes Street	IP1 2BP	IBC Car Park	No	N/A
Portman House, 120	Princes Street	IP1 1RS	Ashtons Legal	No	N/A
141 – 145 (Providence House)	Princes Street	IP1 1QJ	Birketts LLP	No	N/A
153	Princes Street	IP1 1QJ	Nucleus	No	N/A
159	Princes Street	IP1 1QJ	Multiple Occupiers (majority occupied)	No	N/A
Royal Mail	Commercial Road	IP1 1AA	Royal Mail Sorting Office	No	N/A
Suffolk Fire and Ipswich Police	Princes Street	IP1 1RS	Suffolk Fire and Ipswich Police	No	N/A
1	Russell Road	IP1 2AG	Crown Court	No	N/A
Endeavour House, 8	Russell Road	IP1 2BX	Suffolk County Council, Babergh and	No	N/A

			Mid Suffolk District Councils, Norfolk and Suffolk NHS, Suffolk and North East Essex NHS		
3-7 (Land rear of Grafton House)	Russell Road	IP1 2DE	Vacant allocated land (0.31ha) currently in use as parking area for 9-21 Russell Road	No	N/A
9	Russell Road	IP1 2DE	Vacant	No	N/A
11	Russell Road	IP1 2DE	Cool Beanz	No	N/A
13	Russell Road	IP1 2DE	Integrated into Ipswich Borough Council	No	N/A
Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Borough Council, Smartest Energy and part vacant	No	N/A
19	Russell Road	IP1 2DE	Ipserv	No	N/A
21	Russell Road	IP1 2DE	Vacant	No	N/A
Gipping Court, 4	Constantine Road	IP1 2EB	Vertas / Virgin Media	No	N/A
2	Constantine Road	IP1 2DH	Suffolk County Council Car Park	No	N/A
3	Constantine Road	IP1 2DH	Suffolk County Council Car Park	No	N/A
Constantine House 5	Constantine Road	IP1 2DH	Suffolk County Council	No	N/A
Franciscan House, 51	Princes Street	IP1 1UR	Regus (2 floors shared office space for hire). Multiple occupiers.	No	N/A
Suffolk House, 78	Civic Drive	IP1 2AN	AXA	No	N/A
Brooke Lawrance House, 80	Civic Drive	IP1 2AN	AXA / Smartest Energy	No	N/A
15	Friars Street	IP1 1TD	Willis Towers Watson	No	N/A
Grey Friars Building, 19	Franciscan Way	IP1 1TR	Willis Towers Watson	No	N/A
St Clare House	Princes Street	IP1 1LW	Our Space	No	N/A

8. Felaw Maltings / IP-City Centre

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Malt Works (formerly Felaw Maltings), 42-48	Felaw Street	IP2 8SJ	Multiple occupiers of serviced offices. North Kiln; North Maltings; South Kiln (Vacant); South Maltings (NWES (Suffolk Enterprise Centre)).	Yes	Multiple occupiers of serviced offices. North Kiln; (Sweco, Swanton) North Maltings; South Kiln (Casetons/Partially Vacant); South Maltings (NWES (Suffolk Enterprise Centre)).
Malt Works car park	Mather Way		Multiple occupiers connected with Malt Works	No	N/A

Ip-City Centre, 1	Bath Street	IP2 8SD	Multiple occupiers. Ground Floor: Coffee Cat; Sound On; Support Unlimited UK; Suffolk Independent Living; WS Training Ltd. First Floor: Orwell Design Associates; Space Engineering Services Ltd; Clinical Computing; City Fibre; Trimble UK Ltd; Trimble MRM Ltd; Strucad 2011 Ltd; East Suffolk and North Essex NHS Foundation Trust; Seetec Pluss & WS Training.	Yes	Multiple occupiers. Ground Floor: Coffee Cat; Sound On; Support Unlimited UK; WS Training Ltd. First Floor: Orwell Design Associates; Space Engineering Services Ltd; East Suffolk and North Essex NHS Foundation Trust; Seetec Pluss & Suffolk Independent Living.
2	Bath Street	IP2 8SD	Vacant	No	N/A

9. Riverside Industrial Park and the West Bank Area

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Unit 1, Riverside Industrial Park	Rapier Street	IP2 8JX	Storage Mart	No	N/A
Unit 2, Riverside Industrial Park	Rapier Street	IP2 8JX	Britcar	No	N/A
Unit 2a, Riverside industrial Park	Rapier Street	IP2 8JX	Vacant	No	N/A
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	Yes	Macrefresh
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	Wheelhouse Alloys	No	N/A
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	No	N/A
Unit 6, Riverside Industrial Park	Rapier Street	IP2 8JX	Creative Cosmetics Ltd	No	N/A
Unit 7, Riverside Industrial Park	Rapier Street	IP2 8JX	Creative Cosmetics Ltd	No	N/A
Unit 8, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish trade Supplies	No	N/A
Unit 9, Riverside Industrial Park	Rapier Street	IP2 8JX	Storage Mart (Customer Parking)	No	N/A
Unit 10, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant (listed as Arcade Holdings Ltd, but unit appears vacant)	No	N/A
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Hudson Sign Solutions	No	N/A
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect Ltd	No	N/A
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	Azpect Ltd	No	N/A
Unit 14, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create	No	N/A
Unit 15, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create	No	N/A

Unit 16, Riverside Industrial Park	Rapier Street	IP2 8JX	Lynett Facilities	No	N/A
Unit 17-18, Riverside Industrial Park	Rapier Street	IP2 8JX	17 – TEC 41; 18 – D & G	No	N/A
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	All Well Care Company	Yes	Yaing's Fish
Unit 20, Riverside Industrial Park	Rapier Street	IP2 8JX	EPPH	No	N/A
Unit 20a, Riverside Industrial Park	Rapier Street	IP2 8JX	Pirtek	No	N/A
Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	EPPH	No	N/A
Unit 22, Riverside Industrial Park	Rapier Street	IP2 8JX	Trade Supplier Windows	No	N/A
Unit 23, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics	No	N/A
Unit 24, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	Yes	CAS Electronics
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	No	N/A
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Spin & Flow Pole Studio	No	N/A
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	No	N/A
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	TEC 41	No	N/A
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	TEC 41	No	N/A
0.54 acres of land at West Bank Terminal, Port of Ipswich, Suffolk	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Brett Aggregates Limited
0.21 Acres of Land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Brett Aggregates Limited
0.23 acres of Land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Brett Aggregates Limited
Land at West Bank Terminal (1 acre site)	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Brett Aggregates Limited
HGV Parking Compound of 1.34 Acres, Westbank Terminal (South), Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Express Freight Services (UK) Ltd
Shed 11, West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Hemisphere Freight Services Limited
Land at West Bank Terminal at the Port of Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Maritime Transport Ltd
HGV Compound Comprising 3 acres at West Bank Terminal	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Maze Logistic Solutions Ltd
Land at West Bank Terminal Port of Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	NKT HVC LTD
Land at West Bank Terminal, Port of Ipswich comprising 2.55 acres	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Qube Containers Limited
0.1 Acres of Land on West Bank, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Qube Containers Limited

1.85 acres land at West Bank Terminal Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Qube Containers Limited
Approximately 2.52 acres of Land at West Bank Terminal, Port of Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Qube Containers Limited
Approximately 8.36 acres of Land at West Bank Terminal, Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Qube Containers Limited
Land at West Bank Terminal, Wherstead Road, Port of Ipswich	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Sizewell C Limited
Approximately 8.26 acres of land at West Bank Terminal, Port of Ipswich, Suffolk	Wherstead Road	IP2 8NB	(Previous entry not spatially linked)	-	Uniserve Limited

* Units within Ipswich Port and owned by ABP have previously been included in this survey, where the information on the occupiers has been provided by them. Tenants that have left the Port are:– Allens Transport Ltd; JM Transport (Essex) Limited; John Good Logistics Limited; Sims Group UK Ltd; Steve Warner Transport; Transmode Logistics Ltd; Hemisphere Freight Services Limited; Viking Logistics Limited; AAL Logistics Limited; BATO Logistics Ltd; A Mlynski T/A Eastern Counties Transport; Spinners Transport Ltd; Destriere Ltd; Foxhaul Logistics Ltd; Abacus Logistics (Felixstowe) Ltd; Chaplins Haulage Ltd; Merchant Transport Ltd

10. Cavendish Street

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Unit 1, 5 (left hand unit)	Cavendish Street	IP3 8AX	Ipswich Clutch Centre	No	N/A
Unit 4, 5	Cavendish Street	IP3 8AX	Ipswich Clutch Centre	No	N/A
Unit 2-3, 5	Cavendish Street	IP3 8AX	Screwfix	No	N/A
Land adjacent 5	Cavendish Street	IP3 8AX	Vacant land (0.06ha) (in use as hand car wash - permission 20/00985/FUL)	No	N/A
9	Cavendish Street	IP3 8AX	Partyman World of Play and Twizzle Tops Day Nursery	No	N/A
17	Cavendish Street	IP3 8AX	Raja Stores	No	N/A
21	Cavendish Street	IP3 8AX	Prestige Car Repairs	No	N/A
59-63	Cavendish Street	IP3 8AX	ACR Car Service	No	N/A
75	Cavendish Street	IP3 8AX	Springvale	No	N/A
85	Cavendish Street	IP3 8AX	Kays Electronics Ltd	Yes	Vacant
2	Cavendish Street	IP3 8AX	Enterprise Car Rental	No	N/A
UK Power Networks	Fore Hamlet	IP3 8AA	UK Power Networks	No	N/A
Trinity Works	Back Hamlet	IP3 8AL	Titchmarsh & Goodwin	No	N/A
Gardeners Arms 75-77	Fore Hamlet	IP3 8AB	Gardeners Arms and Venue 77	No	N/A

Note - 46-70 Cavendish Street; Land Adjacent to ATS White Elm Street and A T S White Elm Street removed from 2024 survey as they are no longer in the identified Employment Area.

11. Holywells Close and Holywells Road

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Unit 1	Trinity Street	IP3 0AB	Plumb Mate	No	N/A
Unit 2	Trinity Street	IP3 0AB	Plumb Mate	No	N/A
Units 3-4	Trinity Street	IP3 0AB	Crown Decorating Centres	No	N/A
Unit 5	Trinity Street	IP3 0AB	Paintwell	No	N/A
5 & 13	Unity Street	IP3 0AP	Ipswich Auto Spares Ltd	No	N/A
14-36	Unity Street	IP3 0AP	United Vehicle Services and JT Elvin	No	N/A
1	Holywells Close	IP3 0AW	Vacant	Yes	Infinity Wheels
2 and 4	Holywells Close	IP3 0AW	Halfords Autocentre Universal Tyres (Storage)	No	N/A
3	Holywells Close	IP3 0AW	Brooks & Wood Ltd	No	N/A
5	Holywells Close	IP3 0AW	Brooks & Wood Ltd	No	N/A
7	Holywells Close	IP3 0AW	Barkers	No	N/A
8	Holywells Close	IP3 0AW	Al-Amin Halal Groceries Ltd	No	N/A
10	Holywells Close	IP3 0AW	Anglian Roofing Supplies	No	N/A
11	Holywells Close	IP3 0AW	Liquidline	Yes	Advance Supplies
1a	Holywells Road	IP3 0DL	Chris Self Motorcycles	No	N/A
1a	Holywells Road	IP3 0DL	Chris Self Motorcycles	No	N/A
1b	Holywells Road	IP3 0DL	Sproughton Garden Machinery	No	N/A
3	Holywells Road	IP3 0DL	Supertread Tyres	No	N/A
5	Holywells Road	IP3 0DL	St Elizabeth Hospice	No	N/A
19 / 19a	Holywells Road	IP3 0DL	19 Landex; 19a Direct Heating	Yes	19 Landex; 19a Wexel
21-23	Holywells Road	IP3 0DL	Ipswich Fireplace Centre	No	N/A
25	Holywells Road	IP3 0DL	Ipswich Tyre Company Ltd	No	N/A
27	Holywells Road	IP3 0DL	Ipswich Tyre Company Ltd	No	N/A
29	Holywells Road	IP3 0DL	Envy Fitness	No	N/A
31-35	Holywells Road	IP3 0DL	MJS Services	No	N/A
37-41	Holywells Road	IP3 0DL	Ipswich Tyre and Exhaust Centre	No	N/A
43	Holywells Road	IP3 0DL	Jayar Cars and Commercial	No	N/A

Note – 2 Cliff Road; 6 Cliff Road; 8 Cliff Road; Rear of 8 – 10 Cliff Road; 10 Cliff Road; 7-9 Holywells Road; 11 and front of 15 Holywells Road; 15 and rear of 11 Holywells Road and 17 Holywells Road removed from 2024 survey as they are no longer in the identified Employment Area.

12. Cliff Quay/Sandy Hill Lane/Greenwich Business Park/Landseer Road Area

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
1	Greenwich Close	IP3 0DD	JCG	No	N/A
2	Greenwich Close	IP3 0DD	DPL Electrical	No	N/A

3	Greenwich Close	IP3 0DD	Westgate Precision Engineering	No	N/A
4	Greenwich Close	IP3 0DD	DPL	No	N/A
5	Greenwich Close	IP3 0DD	Vacant	No	N/A
6	Greenwich Close	IP3 0DD	Signs Express	No	N/A
7	Greenwich Close	IP3 0DD	AMX Offset Services	No	N/A
8	Greenwich Close	IP3 0DD	Vacant	No	N/A
9	Greenwich Close	IP3 0DD	Derma Styling	Yes	Vacant
11	Greenwich Close	IP3 0DD	Crisp Engineering	No	N/A
13	Greenwich Close	IP3 0DD	Vacant	No	N/A
15	Greenwich Close	IP3 0DD	Ipswich Alloy Wheels	No	N/A
17	Greenwich Close	IP3 0DD	Ipswich Alloy Wheels	No	N/A
19	Greenwich Close	IP3 0DD	Ipswich Alloy Wheels	Yes	WT Underwood Services
21-23	Greenwich Close	IP3 0DD	Extreme Muscle Gym	No	N/A
25	Greenwich Close	IP3 0DD	Target Plant and Sales Ltd	No	N/A
27	Greenwich Close	IP3 0DD	Protect and Detect	Yes	GTS
29	Greenwich Close	IP3 0DD	DPL Group	No	N/A
31	Greenwich Close	IP3 0DD	DPL Group	No	N/A
33	Greenwich Close	IP3 0DD	Columbus	No	N/A
40	Landseer Road	IP3 0DG	Vacant land 0.2ha	No	N/A
46	Landseer Road	IP3 0DB	Vacant land 0.25ha	No	N/A
Cliff Bulk Terminal	Landseer Road	IP3 0BG	APB Bulk warehouse	No	N/A
Part former Vopak (60)	Landseer Road	IP3 0BG	Vacant land 1.69ha	No	N/A
Vopak	Landseer Road	IP3 0BG	Vacant land 5.5ha	No	N/A
Shell Direct	Greenwich Road	IP3 0DE	Vacant land 0.22ha	No	N/A
Anglo Norden	Greenwich Road	-	Anglo Norden Ltd	No	N/A
Former Cory Bros	Cliff Quay	IP3 0BZ	ABP	No	N/A
Grain Terminal	Cliff Quay	IP3 0BZ	Ipswich Grain Terminal	No	N/A
ABP	Cliff Quay	-	Multiple Occupiers: OMEX, Clarksons Port Services, Tarmac Ltd, Cemex Aggregates, Origin Fertilisers	No	N/A
70	Landseer Road	IP3 0DH	Bauder	No	N/A
Lyndon SGB	Holbrook Road	IP3 0JE	Lyndon SGB (scaffolding company)	No	N/A
86	Sandy Hill Lane	IP3 0NA IP3 0JA	ISG / Liquidline	No	N/A
Former British Energy	Sandy Hill Lane	-	Vacant allocated land (IP067b) 4.18ha	No	N/A
Hamilton's Driver Training	Sandy Hill Lane	IP3 0HY	Hamilton's Driver Training	No	N/A
Units 1-2 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Strata	No	N/A
Unit 3-5 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Tide-Strata / Orvi	No	N/A
130	Sandy Hill Lane	IP3 0HY	Newmarket Plant Hire	No	N/A

Plots A to P and Warehouse, former Volvo Site	Raeburn Road South	IP3 0ET	Strata, ADL, Tide, Natural Stone	No	N/A
Plots M to N, former Volvo Site (South)	Raeburn Road South	IP3 0ET	D&M Logistics Solutions / Cooks Waste Kare	No	N/A
Cooks Wastekare	Raeburn Road South	IP3 0ET	Cooks Waste, P & P Haulage Ltd	No	N/A
Securicor Centre	Raeburn Road South	IP3 0ET	The Dyslexia Shop	No	N/A
Five Castles Press	Raeburn Road South	IP3 0ET	The Print Factory	No	N/A

Note - Former Tallspan Sandy Hill Lane removed from 2024 survey as it is no longer in the identified Employment Area.

13. Wright Road / Cobham Road

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services	No	N/A
4	Wright Road	IP3 9JG	Hero Site Solution	No	N/A
6/6a	Wright Road	IP3 9JG	Genesis	No	N/A
20	Wright Road	IP3 9JG	Clearscore Ltd	No	N/A
Ipswich Transport Museum	Cobham Road	IP3 9JD	Ipswich Transport Museum	No	N/A
Environment Agency	Cobham Road	IP3 9JD	Environment Agency	No	N/A

14. The Drift / Leslie Road / Nacton Road

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Unit 1 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Munro Importers Ltd	No	N/A
Unit 2 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Fitnessunit.co.uk	No	N/A
Unit 3 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Crow Environmental Ltd	No	N/A
Unit 4 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Ipswich Skills Centre Ltd	No	N/A
Unit 5 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	BLT Direct Ltd	No	N/A
Unit 6 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Apex	No	N/A
Unit 7 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Painting Pixels Ltd	No	N/A
Unit 8 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Mutual Media	No	N/A
Unit 9 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	BLT Direct Ltd	No	N/A
Unit 10 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Covertec	No	N/A
Unit 11 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Seale Print	Yes	L&K Funeral Directors
Units 12-13 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	James Francis	No	N/A
Unit 14 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	Attitude Inc	No	N/A
Unit 15-16 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	PJ Print / Seale Print	No	N/A
Unit 17 The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	A1 Pressure Washers	No	N/A

Unit 17a The Quadrangle Centre	The Drift, Nacton Road	IP3 9QR	A1 Pressure Washers	No	N/A
Wolsey House, 2	The Drift, Nacton Road	IP3 9QR	Multiple occipiers: New Skill Centre; Support Autism; Blooming Tasty; Inspiring Ambition; Inspiring Support; NSC Independent SEN School	Yes	NSC Independent SEN School
Units 1-2 QM Industrial Park	The Drift, Nacton Road	IP3 9QN	Anglian Pumping Services Ltd	No	N/A
Units 3 QM Industrial Park	The Drift, Nacton Road	IP3 9QN	Universal Panels & Systems Ltd	No	N/A
Unit 4 QM Industrial Park	The Drift, Nacton Road	IP3 9QN	Vacant	No	N/A
Unit 1 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Eclipse Sound & Light Ltd	No	N/A
Unit 2 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Hammond Autoserv Ltd	No	N/A
Unit 3 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Signs for You Ltd	No	N/A
Unit 4 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Vacant	No	N/A
Unit 5 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Dynorod	No	N/A
Units 6 Altitude Business Park, 4	The Drift, Nacton Road	IP3 9QN	Vacant	No	N/A
Unit 7 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	TC Body n Paint	No	N/A
Unit 8 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Davco	No	N/A
Unit 9 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	ACG Publication / Greenlight Publishing	No	N/A
Unit 10 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Vacant	No	N/A
Unit 11 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Protect & Detect	No	N/A
Unit 12 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Suffolk Mazda	No	N/A
Unit 14 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	IP Resprays	No	N/A
Unit 15 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Vacant	No	N/A
Unit 16-17 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Wholesale Florist Direct / Christine's Florest	Yes	SolvAir/Christine's Florist
Unit 18 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	New Skill Centre	No	N/A
Unit 19 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Inspiring Support	No	N/A
Unit 20 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	SolvAir	No	N/A
Unit 21 Altitude Business Park	The Drift, Nacton Road	IP3 9QN	Vacant	No	N/A
8	The Drift, Nacton Road	IP3 9QR	BMS Scaffolding	No	N/A
10	The Drift, Nacton Road	IP3 9QR	Sidhu and Sons Transport (UK) Ltd	No	N/A
12	The Drift, Nacton Road	IP3 9QR	Bradmanns Commercial Vehicle Repairs	No	N/A

14	The Drift, Nacton Road	IP3 9QR	Charterlink	No	N/A
1-3	Leslie Road	IP3 9PL	Total Tiles Ltd	No	N/A
5-15	Leslie Road	IP3 9PL	Premier Logistics	Yes	GMA
Vacant land	Leslie Road	IP3 9PL	Vacant land 1.35ha	No	N/A
2 & 6	Leslie Road	IP3 9PL	Vacant land 0.83ha	No	N/A
10	Leslie Road	IP3 9PL	RPS Transport (Ipswich) Ltd	No	N/A
12	Leslie Road	IP3 9PL	RPS Transport (Ipswich) Ltd	No	N/A
14	Leslie Road	IP3 9PL	Endeavour Accident Repair	No	N/A
1 Alstons Court	Leslie Road	IP3 9PL	Central Tyre	No	N/A
2 Alstons Court	Leslie Road	IP3 9PL	Homeserve NE Ltd	No	N/A
3 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations	No	N/A
4 Alstons Court	Leslie Road	IP3 9PL	Vacant	Yes	MDS
5 Alstons Court	Leslie Road	IP3 9PL	SRC Systems Ltd	No	N/A
6 Alstons Court	Leslie Road	IP3 9PL	Perform for Sport	No	N/A
7 Alstons Court	Leslie Road	IP3 9PL	Nicholas Percival Ltd	Yes	Vacant
8 Alstons Court	Leslie Road	IP3 9PL	Jim's Detailing and Valeting	No	N/A
9 Alstons Court	Leslie Road	IP3 9PL	Major Performance Dents	No	N/A
10 Alstons Court	Leslie Road	IP3 9PL	Elate Fitness	No	N/A
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles	No	N/A
12 Alstons Court	Leslie Road	IP3 9PL	Vacant	No	N/A
13 Alstons Court	Leslie Road	IP3 9LL	Wheelworx Alloy Wheel Refurbishers	No	N/A
15 Alstons Court	Leslie Road	IP3 9PL	Tammie Bloome Homes Ltd	Yes	Nacton Auto Electrics
14 Alstons Court	Leslie Road	IP3 9PL	Custom Calibers	No	N/A

15. Ransomes Europark, Nacton Road

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
1 - 3, 5 & 7	Bluestem Road	IP3 9RR	Thompson & Morgan (all units)	No	N/A
6	Bluestem Road	IP3 9RR	Electric Centre	No	N/A
8 and 10	Bluestem Road	IP3 9RR	Sulzer	No	N/A
11	Bluestem Road	IP3 9RR	John Grose	Yes	SPS – Specialist Passenger Solutions
12	Bluestem Road	IP3 9RR	Megasteel Ltd	No	N/A
12a	Bluestem Road	IP3 9RR	John Grose	Yes	Megasteel Ltd
13 - 17	Bluestem Road	IP3 9RR	Debach Enterprises Ltd and Besana UK Ltd	No	N/A
14	Bluestem Road	IP3 9RR	Simon Morris (Ipswich) Ltd	No	N/A
16	Bluestem Road	IP3 9RR	Simon Morris (Ipswich) Ltd	No	N/A
16a - 18	Bluestem Road	IP3 9RR	PTS (Plumbing Trade Supplies)	No	N/A

20	Bluestem Road	IP3 9RR	Reeves and Wright Ltd	Yes	Vacant
22	Bluestem Road	IP3 9RR	ASHE Controls Ltd	No	N/A
1 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Selkent	No	N/A
2 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Lord's Taverners (storage)	No	N/A
3 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	Yes	Unknown occupier
4 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	Yes	Cater Paper
5 - 6 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Suffolk Strength Academy	Yes	JWL Sports Therapy
7 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	No	N/A
8 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Lord's Taverners	No	N/A
9 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	Yes	John Parker Fixings
10 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Michael Smy Funerals / Gordon Rodwell (Dignity Funeral Care)	Yes	Fork Truck Direct
11 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	Yes	Bobcat
12 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	Vacant	No	N/A
13 - 15 Yale Business Park, 19-21	Bluestem Road	IP3 9RR	John Parker Fixings	Yes	Debach
30	Bluestem Road	IP3 9RR	Menzies Distribution/ John Menzies plc	Yes	Inpost
34	Bluestem Road	IP3 9RR	RNLI	Yes	DPL Group
Drayton House, 1	Belfry Road	IP3 9UH	R G Carter	No	N/A
23	Bluestem Road	IP3 9RR	DHL Parcel UK	No	N/A
25	Bluestem Road	IP3 9RR	DHL Parcel UK	No	N/A
27	Bluestem Road (The Exchange)	IP3 9RR	Phasor Electrical	No	N/A
29	Bluestem Road (The Exchange)	IP3 9RR	Medequip UK	No	N/A
31	Bluestem Road (The Exchange)	IP3 9RR	Medequip UK	No	N/A
33	Bluestem Road (The Exchange)	IP3 9RR	Medequip UK	No	N/A
35	Bluestem Road (The Exchange)	IP3 9RR	Bridge Logistics / Shield Shipping Ltd	No	N/A
36	Bluestem Road	IP3 9RR	Vacant	Yes	Liquidline
38	Bluestem Road	IP3 9RR	Bluestem Group (igenix, Statesman, Ewbank, Pik-a-Pak)	No	N/A
2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust	No	N/A
6	Foxtail Road	IP3 9RT	Training Vehicle Solutions Ltd	No	N/A
8	Foxtail Road	IP3 9RT	Vacant	No	N/A
10	Foxtail Road	IP3 9RT	Vacant	Yes	Unknown occupier
12	Foxtail Road	IP3 9RT	Vacant	Yes	RFT Services
14	Foxtail Road	IP3 9RT	Sail Medic	No	N/A
16	Foxtail Road	IP3 9RT	Vacant	Yes	Unknown occupier

18 and 20	Foxtail Road	IP3 9RT	3- Line	No	N/A
22	Foxtail Road	IP3 9RT	Wolseley	No	N/A
24	Foxtail Road	IP3 9RT	Gripfixings	No	N/A
26	Foxtail Road	IP3 9RT	Volvo Truck & Bus	No	N/A
28	Foxtail Road	IP3 9EL	Game Works Creative Ltd / Shopogolic	No	N/A
30	Foxtail Road	IP3 9RX	Vacant	Yes	Klipspringer
1	Foxtail Road	IP3 9RT	Vacant	No	N/A
3 and 5	Foxtail Road	IP3 9RT	Iseki	No	N/A
7	Foxtail Road	IP3 9RT	Screwfix	No	N/A
9 - 13	Foxtail Road	IP3 9RT	Brunel Global Solutions Ltd	Yes	Vacant
15	Foxtail Road	IP3 9RT	Brunel Global Solutions Ltd	No	Vacant
32	Foxtail Road	IP3 9BE	John Grose (Ford, Peugeot, Citroen and DS Automobiles)	No	N/A
34	Foxtail Road	IP3 9RT	Vacant	Yes	DX Deliveries
1	Bermuda Road	IP3 9RU	Plumb City	No	N/A
2	Bermuda Road	IP3 9RU	Shopogolic	Yes	Vacant
3	Bermuda Road	IP3 9RU	Plas-u-Fix	No	N/A
4	Bermuda Road	IP3 9RU	Fareshare	No	N/A
5	Bermuda Road	IP3 9RU	Motion Mapping	No	N/A
6	Bermuda Road	IP3 9RU	The Barnes Group Ltd	No	N/A
7	Bermuda Road	IP3 9RU	Vacant	No	N/A
8	Bermuda Road	IP3 9RU	Avid Climbing	No	N/A
9	Bermuda Road	IP3 9RU	Barnes	No	N/A
11	Bermuda Road	IP3 9RU	Flagship Services / Travis Perkins	No	N/A
2 (NatWest House)	The Sandlings	IP3 9YY	Vacant	No	N/A
1 K Line House	West Road	IP3 9FG	Ocean Network Express Ltd	No	N/A
2-4 K Line House	West Road	IP3 9FG	C F Social Work Ltd	No	N/A
4a K Line House	West Road	IP3 9FG	Deben Diagnostics Ltd	No	N/A
5 K Line House	West Road	IP3 9FG	ABC Wonderland Childcare	Yes	Little Leaders
6 K Line House	West Road	IP3 9FG	Prime 4 Print	No	N/A
7-8 K Line House	West Road	IP3 9FG	The Window Film Centre	No	N/A
1	Alpha Terrace, West Road	IP3 9FD	King's Coffee House	Yes	Brunchouse
2	Alpha Terrace, West Road	IP3 9FD	Cerebrum Systems Ltd	No	N/A
3	Alpha Terrace, West Road	IP3 9FD	Concept Design Services Ltd	No	N/A
4	Alpha Terrace, West Road	IP3 9FD	Deben Diagnostics Ltd	No	N/A
5	Alpha Terrace, West Road	IP3 9FD	Deben Diagnostics Ltd	No	N/A

6	Alpha Terrace, West Road	IP3 9FD	Aston Shaw Accountants	No	N/A
7	Alpha Terrace, West Road	IP3 9FD	Comdronic Ltd	No	N/A
1	Beta Terrace, West Road	IP3 9FE	Ridgewall Group	Yes	Vacant
2	Beta Terrace, West Road	IP3 9FE	Rob Case Wealth Management	No	N/A
3	Beta Terrace, West Road	IP3 9FE	Alchemy Wines Ltd	No	N/A
4	Beta Terrace, West Road	IP3 9FE	TwoPointZero IT	No	N/A
5	Beta Terrace, West Road	IP3 9FE	Anglia Care	No	N/A
6	Beta Terrace, West Road	IP3 9FE	Strand Freight Ltd	Yes	Vacant
7	Beta Terrace, West Road	IP3 9FE	R J Dean Plasterers	No	N/A
8	Beta Terrace, West Road	IP3 9FE	Ridgewall	Yes	Vacant
9	Beta Terrace, West Road	IP3 9FE	Ridgewall Group	Yes	Vacant
10	Beta Terrace, West Road	IP3 9FE	Lendese	Yes	Suffolk Tax
11	Beta Terrace, West Road	IP3 9FE	Merzario	Yes	Still Bloom
12	Beta Terrace, West Road	IP3 9FE	Labels Plus Ltd	No	N/A
13	Beta Terrace, West Road	IP3 9FE	AllClear Logistics	No	N/A
14	Beta Terrace, West Road	IP3 9FE	Spider Recruitment and Polka Dot Frog	No	N/A
Conifer House	Gamma Terrace, West Road	IP3 9FF	Suffolk Constabulary	Yes	Vacant
Exec 1-4	Gamma Terrace, West Road	IP3 9FF	Multiple occupiers: GoodFreight; All Home Care; United Kash Ltd	Yes	Multiple occupiers: Nigel French; Littlepiggy; Trans Line
1	Gamma Terrace, West Road	IP3 9FF	Not previously recorded	Yes	Safco
2	Gamma Terrace, West Road	IP3 9FF	Home Instead	No	N/A
3	Gamma Terrace, West Road	IP3 9FF	Container Forwarding Solutions	Yes	In Health Intelligence
3a	Gamma Terrace, West Road	IP3 9FF	Open Ultra	Yes	Vacant
4	Gamma Terrace, West Road	IP3 9FF	FCC Environmental	No	N/A
4a	Gamma Terrace, West Road	IP3 9FF	Social Personnel	Yes	Corbel
5	Gamma Terrace, West Road	IP3 9FF	PCI-PAL	No	N/A
5a	Gamma Terrace, West Road	IP3 9FF	Red Oak Taverns	No	N/A
6	Gamma Terrace, West Road	IP3 9FF	PCI-PAL	No	N/A
6a	Gamma Terrace, West Road	IP3 9FF	We Are Woven	No	N/A
7	Gamma Terrace, West Road	IP3 9FF	PCI-PAL	No	N/A
7a	Gamma Terrace, West Road	IP3 9FF	Emmerson Accountants Ltd	No	N/A

8	Gamma Terrace, West Road	IP3 9FF	Red Sector Recruitment	No	N/A
9	Gamma Terrace, West Road	IP3 9FF	Hadleigh Physiotherapy	No	N/A
9a	Gamma Terrace, West Road	IP3 9FF	Fitology Studio	Yes	Vacant
10	Gamma Terrace, West Road	IP3 9FF	Ultra Glow Cosmetics Ltd	No	N/A
11	Gamma Terrace, West Road	IP3 9FF	Aurora/Vacant (unsure)	Yes	Evolve
12	Gamma Terrace, West Road	IP3 9FF	Aurora	No	N/A
1	Delta Terrace, West Road	IP3 9FH	Barr Personnel	No	N/A
1a	Delta Terrace, West Road	IP3 9FH	Tax Rebates Ltd	No	N/A
2	Delta Terrace, West Road	IP3 9FH	A.Plessas	No	N/A
2a	Delta Terrace, West Road	IP3 9FH	Print 4 U Ltd	No	N/A
3	Delta Terrace, West Road	IP3 9FH	CLdn Cargo (UK) Ltd	No	N/A
3a	Delta Terrace, West Road	IP3 9FH	Pine Developments Ltd	Yes	Vacant
4	Delta Terrace, West Road	IP3 9FH	CLdn Cargo (UK) Ltd	No	N/A
4a	Delta Terrace, West Road	IP3 9FH	Agnes Cole Consulting	Yes	Charles Kendall Freight Ltd
5	Delta Terrace, West Road	IP3 9FH	Viking Logistics Ltd / Viking Innovations Ltd	No	N/A
5a	Delta Terrace, West Road	IP3 9FH	Bluebell Mortgages	No	N/A
6	Delta Terrace, West Road	IP3 9FH	Practice Plus Group	No	N/A
7	Delta Terrace, West Road	IP3 9FH	Practice Plus Group	No	N/A
8	Delta Terrace, West Road	IP3 9FH	CareFirst Care Services	No	N/A
9	Delta Terrace, West Road	IP3 9FH	Gardner Denver	Yes	Gardner Denver/FC Logistics
9a	Delta Terrace, West Road	IP3 9FH	Plan IT	No	N/A
10	Delta Terrace, West Road	IP3 9FH	The Ferns	No	N/A
11	Delta Terrace, West Road	IP3 9FH	The Ferns	No	N/A
12	Delta Terrace, West Road	IP3 9FH	IC24 Integrated Care	No	N/A
14	Delta Terrace, West Road	IP3 9FH	Vacant (to let)	Yes	Woven
15	Delta Terrace, West Road	IP3 9FH	Crane Building Services & Utilities	Yes	Crane Ltd
Epsilon House	Epsilon Terrace, West Road	IP3 9FJ	Multiple occupiers	No	Multiple occupiers
Crane House	Epsilon Terrace, West Road	IP3 9FJ	Crane Fluid Systems	No	N/A
Stanley House	West Road	IP3 9SX	Star Editions	No	N/A
Ransomes Jacobsen	West Road	IP3 9TT	Ransomes Jacobsen, E-Z-GO and Tech Strong	No	N/A
2 and 6	Central Avenue	IP3 9SL	John Grose vehicle compound	No	N/A

8 to 16	Central Avenue	IP3 9SL	Quickstack UK; More Export; John Grose Ford Storage	Yes	John Grose
9 - 11	Central Avenue	IP3 9SL	GMA Warehousing and Transport Ltd	No	N/A
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport Ltd	No	N/A
26	Central Avenue	IP3 9SL	DHL	No	N/A
28	Central Avenue	IP3 9SL	DHL/UK Mail	No	N/A
30	Central Avenue	IP3 9SL	Parcel Force	No	N/A
1	Augusta Close	IP3 9SS	Steven Eagell Toyota/ Lexus	No	N/A
2	Augusta Close	IP3 9SS	Marshall Vauxhall Car Sales	No	N/A
4	Augusta Close	IP3 9SS	Donald's Kia	No	N/A
3 (Brewer's Fayre)	Augusta Close	IP3 9SS	Brewer's Fayre The Swallow (Public House & Restaurant)	No	N/A
3 (Premier Inn)	Augusta Close	IP3 9SS	Premier Inn Ipswich South East	No	N/A
1 Melford Court, 4	The Havens	IP3 9SJ	MSC	No	N/A
2 Melford Court, 4	The Havens	IP3 9SJ	MSC	No	N/A
Freehold House, 6-8	The Havens	IP3 9SJ	Suffolk Building Society	No	N/A
Meditate House, 10	The Havens	IP3 9SJ	MSC	No	N/A
11	The Havens	IP3 9SJ	David Lloyd	No	N/A
15	The Havens	IP3 9SJ	Cofco International UK Ltd	No	N/A
16	The Havens	IP3 9SJ	OCS	No	N/A
18	The Havens	IP3 9SJ	KDM Timber & Forest Products (west side) and Svenskhomes (east side)	No	N/A
20	The Havens	IP3 9SJ	EV Cargo	Yes	OCS
22	The Havens	IP3 9SJ	MSC	No	N/A
24 –28	The Havens	IP3 9SJ	MSC	No	N/A
17	The Havens	IP3 9SJ	Fire Station	No	N/A
30	The Havens	IP3 9SJ	Mercedes-Benz and smart	No	N/A
32	The Havens	IP3 9SJ	Drax	No	N/A
19 (was Site I)	The Havens		Vacant land (0.90ha)	Yes	East of England Ambulance Service
2	Berwick Road	IP3 9ST	Clip N Climb	No	N/A
Unit 1a Beamish Hub, 4	Berwick Road	IP3 9RY	Thurston Olive Ltd	No	N/A
Unit 1b Beamish Hub, 4	Berwick Road	IP3 9RY	Love Outdoor Grilling	No	N/A
Unit 2 Beamish Hub, 4	Berwick Road	IP3 9RY	ABDS Architects	Yes	Olive Air
Unit 3 Beamish Hub, 4	Berwick Road	IP3 9RY	Bright and Beautiful	No	N/A
Unit 4 Beamish Hub, 4	Berwick Road	IP3 9RY	APTL	No	N/A
Unit 5-6 Beamish Hub, 4	Berwick Road	IP3 9RY	Evolve Business Solutions	Yes	Rasen Garms/Plumbing & Heating

Unit 7 Beamish Hub, 4	Berwick Road	IP3 9RY	EH Electrical	No	N/A
Unit 8 Beamish Hub, 4	Berwick Road	IP3 9RY	SF Services	Yes	Vacant
Unit 9 Beamish Hub, 4	Berwick Road	IP3 9RY	Energie Solutions	No	N/A
Unit 10 Beamish Hub, 4	Berwick Road	IP3 9RY	Bushfire Portraits	Yes	East Coast Outdoors
Unit 11 Beamish Hub, 4	Berwick Road	IP3 9RY	Vacant	No	N/A
Unit 12 Beamish Hub, 4	Berwick Road	IP3 9RY	Warehouse Digital	No	N/A
Unit 13 Beamish Hub, 4	Berwick Road	IP3 9RY	Olive Air	Yes	Lab Construction
Unit 14 Beamish Hub, 4	Berwick Road	IP3 9RY	Energie Solutions	No	N/A
Unit 15 Beamish Hub, 4	Berwick Road	IP3 9RY	UDO Link Ltd	No	N/A
Unit 16 Beamish Hub, 4	Berwick Road	IP3 9RY	Vacant	Yes	Stage Right Enter
1	Lytham Road		Parking for HB Commercial Ltd	No	N/A
3	Lytham Road	IP3 9BL	BaseTek Ltd	No	N/A
6	Lytham Road	IP3 9BL	SCC Waste Transfer Station	No	N/A
Vacant Land	Lytham Road		Vacant land (0.50ha)	No	N/A
21	The Havens	IP3 9SJ	Makro	No	N/A
76	The Havens	IP3 9BF	HB Commercial Ltd	No	N/A
1	Edison Close	IP3 9GU	Vacant	No	N/A
3	Edison Close	IP3 9GU	Eurocell	No	N/A
5 - 7	Edison Close	IP3 9GU	Solartrade Underfloor Heating / Heater Shop / Trace Heating UK / Elements Frost Protection	No	N/A
2	Edison Close	IP3 9GU	Medlock Electrical Distributor	No	N/A
6	Wentworth Road	IP3 9SW	HomeStore Self Storage	No	N/A
Unit 1, Nobel Trading Park, 9	Wentworth Road	IP3 9SY	Corbel	Yes	Vacant
Unit 2, Nobel Trading Park, 9	Wentworth Road	IP3 9SY	Total Football	No	N/A
Units 3-6, Nobel Trading Park, 9	Wentworth Road	IP3 9SY	Edison Trading	No	N/A
7	Wentworth Road	IP3 9SW	Coastal Building Supplies	No	N/A
5	Wentworth Road	IP3 9SW	Henbrandt Ltd – The Harlequin Brand	No	N/A
3	Wentworth Road	IP3 9SW	Driving Test Centre (The Driving & Vehicle Standards Agency)	No	N/A
S&P House, 1a	Wentworth Road	IP3 9SW	Soler and Palau	No	N/A
Land rear of 1a	Wentworth Road, Latimer Close		Solar Car Park	No	N/A
Adjacent 3	Latimer Close		Vacant land (0.19ha) with outline planning permission 22/00974/OUT	No	N/A

3	Latimer Close	IP3 9TA	Certas Energy	No	N/A
1	Wentworth Road	IP3 9SW	HUWS Buildbase	No	N/A
1 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
2 Basepoint, 70-72	The Havens	IP3 9BF	Trama International Limited	-	Unknown
3 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
4 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
5 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
6 Basepoint, 70-72	The Havens	IP3 9BF	Ovenden Papers Ltd	-	Unknown
7 Basepoint, 70-72	The Havens	IP3 9BF	Callscripiter	-	Unknown
8 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
9 Basepoint, 70-72	The Havens	IP3 9BF	David Seaman	-	Unknown
10 Basepoint, 70-72	The Havens	IP3 9BF	Allthorpe Management	-	Unknown
11 Basepoint, 70-72	The Havens	IP3 9BF	Time to Change	-	Unknown
12 Basepoint, 70-72	The Havens	IP3 9BF	Above and Beyond Care	-	Unknown
12a Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
14 Basepoint, 70-72	The Havens	IP3 9BF	Dardan Security	-	Unknown
15 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
16 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
17 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
18 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
19 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
20 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
21 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
22 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
23 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
24 Basepoint, 70-72	The Havens	IP3 9BF	Pier Marketing	-	Unknown
25 Basepoint, 70-72	The Havens	IP3 9BF	Mannson Freight	-	Unknown
26 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
27 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
28 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
29 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
30 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
31 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
32 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
33 Basepoint, 70-72	The Havens	IP3 9BF	FireGlobe Ltd	-	Unknown
34 Basepoint, 70-72	The Havens	IP3 9BF	Kier Construction	-	Unknown
35 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
36 Basepoint, 70-72	The Havens	IP3 9BF	Armour Transport	-	Unknown
37 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
38 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
39 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
40 Basepoint, 70-72	The Havens	IP3 9BF	Brand Cast Media	-	Unknown

41 Basepoint, 70-72	The Havens	IP3 9BF	Brand Cast Media	-	Unknown
42 Basepoint, 70-72	The Havens	IP3 9BF	Consulting Direct	-	Unknown
43 Basepoint, 70-72	The Havens	IP3 9BF	Suffolk Hearing Advisory	-	Unknown
44 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
45 Basepoint, 70-72	The Havens	IP3 9BF	Footballer Fits	-	Unknown
46 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
47 Basepoint, 70-72	The Havens	IP3 9BF	Dynamic Coach	-	Unknown
48 Basepoint, 70-72	The Havens	IP3 9BF	Motion Watches	-	Unknown
53 Basepoint, 70-72	The Havens	IP3 9BF	DA Formwork	Yes	Vacant
54 Basepoint, 70-72	The Havens	IP3 9BF	Cornish Carpenter	No	N/A
55 Basepoint, 70-72	The Havens	IP3 9BF	Westminster Blinds	Yes	Vacant
56 Basepoint, 70-72	The Havens	IP3 9BF	VCS Electrical	Yes	Eastern Tech Solutions
57 Basepoint, 70-72	The Havens	IP3 9BF	Chase Accountants Ltd	Yes	Vacant
58 Basepoint, 70-72	The Havens	IP3 9BF	Hearts of Care	No	N/A
59 Basepoint, 70-72	The Havens	IP3 9BF	Kemiveb	Yes	Vacant
60 Basepoint, 70-72	The Havens	IP3 9BF	EKB Cleaning	No	N/A
61 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	Yes	Sereler
62 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
63 Basepoint, 70-72	The Havens	IP3 9BF	Olympus	No	N/A
64 Basepoint, 70-72	The Havens	IP3 9BF	Zeebra Chic	No	N/A
65 Basepoint, 70-72	The Havens	IP3 9BF	Nationwide Fire + Security	No	N/A
66 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	No	N/A
67 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
68 Basepoint, 70-72	The Havens	IP3 9BF	Only Social Care	-	Unknown
69 Basepoint, 70-72	The Havens	IP3 9BF	Only Social Care	-	Unknown
70 Basepoint, 70-72	The Havens	IP3 9BF	Thompson Environmental	-	Unknown
71 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
72 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
73 Basepoint, 70-72	The Havens	IP3 9BF	Angels Amore	-	Unknown
74 Basepoint, 70-72	The Havens	IP3 9BF	Vacant	-	Unknown
75 Basepoint, 70-72	The Havens	IP3 9BF	Fryers Transport	-	Unknown
76 Basepoint, 70-72	The Havens	IP3 9BF	Social Work Partners	-	Unknown
77 Basepoint, 70-72	The Havens	IP3 9BF	Eriks	-	Unknown
Kitchen 2nd Floor Basepoint, 70-72	The Havens	IP3 9BF	Basepoint Centres Ltd	-	Unknown

16. Airport Farm Kennels/South of Ravenswood

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
Land adjacent to Edith Way	Nacton Road		Vacant allocated land (1.18 ha)	No	N/A
Land adjacent to A14	Nacton Road		Vacant allocated land (7.37 ha)	No	N/A

17. Futura Park, Nacton Road

Unit	Address	Postcode	Occupant 2024	Change?	New Occupant 2025
1	Crane Boulevard	IP3 9RP	Marshall Jaguar and Land Rover	No	N/A
3	Crane Boulevard	IP3 9SQ	Vacant	Yes	John Grose Logistics
7	Crane Boulevard	IP3 9SQ	Donalds Mazda	No	N/A
9	Crane Boulevard	IP3 9SQ	Volvo	No	N/A
11	Crane Boulevard	IP3 9SQ	Ipswich Audi	No	N/A
13	Crane Boulevard	IP3 9SQ	Lok'n Store	Yes	Shurguard
15	Crane Boulevard	IP3 9SQ	MPS Doors	No	N/A
17-19	Crane Boulevard	IP3 9SQ	Trooli Ltd	No	N/A
21	Crane Boulevard	IP3 9SQ	Global Brand Solutions Ltd	No	N/A
23-25	Crane Boulevard	IP3 9SQ	Vacant	Yes	OCS
27	Crane Boulevard	IP3 9SQ	ERS Medical	No	N/A
29	Crane Boulevard	IP3 9SQ	Vacant	Yes	Baywater Healthcare
31	Crane Boulevard	IP3 9SQ	Last Mile Fibre	No	N/A
33	Crane Boulevard	IP3 9SQ	Vacant	Yes	Unknown occupier
35	Crane Boulevard	IP3 9SQ	Flooring Superstore/ Grass Direct/DWF	No	N/A
37	Crane Boulevard	IP3 9SQ	Frugapac	No	N/A
39	Crane Boulevard	IP3 9SQ	CareCo	No	N/A
41	Crane Boulevard	IP3 9SQ	Howdens	No	N/A
43	Crane Boulevard	IP3 9SQ	Green Rhino	No	N/A
45	Crane Boulevard	IP3 9SQ	Easy Bathrooms	No	N/A
47	Crane Boulevard	IP3 9SQ	NV Cargo Ltd	No	N/A
49-51	Crane Boulevard	IP3 9SQ	49 Tongda Distribution Ltd; 51 WANB Express Uk Ltd	No	N/A
4	Crane Boulevard	IP3 9SQ	Hubbard	No	N/A
2	Crane Boulevard	IP3 9SQ	LIDL	No	N/A

Table 16: Summary of changes and vacant units within employment areas

Employment Area Number	Employment Area name	Vacant in 2024 and 2025	Change of Occupant	Vacant to Occupied	Occupied to Vacant	Number of Units	% Occupancy	% Vacant	Total Vacant Units
1	Ipswich Business Park, north of Whitton Lane	0	1	0	1	2	50.0	50.0	1
2	White House Industrial Estate, White House Road	3	20	4	6	118	92.4	7.6	9
3	Knightsdale Road / Wharfedale Road	2	9	1	1	66	95.5	4.5	3
4	Boss Hall Industrial Estate	3	3	2	1	44	90.9	9.1	4
5	Hadleigh Road Industrial Estate, including Elton Park	8	22	4	6	107	86.9	13.1	14

6	Land south of London Road / east of Scrivener Drive	0	0	0	0	7	100.0	0.0	0
7	Civic Drive / Princes St / Russell Road / Portman Road	2	0	0	0	29	93.1	6.9	2
8	Felaw Maltings / IP-City Centre	1	2	0	0	4	75.0	25.0	1
9	Riverside Industrial Park and West Bank area	5	3	2	0	46	89.1	10.9	5
10	Cavendish Street	0	1	0	1	13	92.3	7.7	1
11	Holywells Close and Holywells Road	0	3	1	0	27	100.0	0.0	0
12	Cliff Quay / Sandy Hill Lane / Landseer Road area	3	3	0	1	37	89.2	10.8	4
13	Wright Road / Cobham Road	0	0	0	0	6	100.0	0.0	0
14	The Drift / Leslie Road / Nacton Road	7	7	1	1	63	87.3	12.7	8
15	Ransomes Europark	10	57	14	17	215	87.4	12.6	27
16	Airport Farm Kennels, south of Ravenswood	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17	Futura Park, Nacton Road	0	5	4	0	24	100.0	0.0	0
		44	136	33	35	808	90.2	9.8	79

The term 'vacant units' referred to in the above table does not include undeveloped vacant land. Vacant land is accounted for separately in Table 3.

The number of previously identified vacant units becoming occupied (33) is lower than the previous survey undertaken in 2024 (42). However, there was also a fall in the number of vacant units recorded in 2024 (79) compared to the 2024 survey (108). The number of long-term vacancies, where units were recorded as vacant in both the 2024 and 2025 surveys has fallen from 46 in 2024 to 44 in 2025. It needs to be noted that there has been a reduction of the number of surveyed units in the 2025 survey, as it was not possible to obtain the occupancy data for all the units in area 15 (Ransomes Europark) compared to previous survey years, as it was not possible to get the survey data for 60 previously surveyed units in the area. The overall number of vacant units has fallen from 12.4% in 2024 to 9.8% in 2025. The lowest vacancy rates by percentage were evident in employment areas 6 (Land south of London Road / east of Scrivener Drive), , 11 (Holywells Close and Holywells Road), 13 (Wright Road / Cobham Road) and 17 (Futura Park Nacton Road) all of which had 100% occupancy. The highest vacancy rates by percentage were evident at employment areas 1 (Ipswich Business Park, north of Whitton Lane – 50%), 8 (Felaw Maltings / IP-City Centre - 25%), and 5 (Hadleigh Road Industrial Estate, including Elton Park – 13.1%). It needs to be noted that area 1 (Ipswich Business Park, north of Whitton Lane) is the smallest Employment Area, where there are currently only two units available for occupation. In addition to this area 8 (Felaw Maltings / IP-City Centre - 25%) only has four occupiable units.

136 units had a change of occupant in 2025, which is a 63% reduction from the 216 identified in the 2024 survey, which demonstrates some stability in the employment areas compared to the previous survey year. The bulk of this turnover was experienced in the three largest employment areas of Ransomes Europark (57), Hadleigh Road (22) and White House Industrial Estate (20).

Appendix A: Use Classes

Source: Planning Portal

<https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

Class B

- **B2 General industrial** - Use for industrial process other than one falling within class E(g) (*previously class B1*) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
- **B8 Storage or distribution** - This class includes open air storage.

Class C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders' institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
- **C3 Dwellinghouses** - This class is formed of three parts
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child
 - C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger
- **C4 Houses in multiple occupation** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Class E - Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes

Class F - Local Community and Learning

In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

- **F1 Learning and non-residential institutions** – Use (not including residential use) defined in 7 parts:
 - **F1(a)** Provision of education
 - **F1(b)** Display of works of art (otherwise than for sale or hire)
 - **F1(c)** Museums
 - **F1(d)** Public libraries or public reading rooms
 - **F1(e)** Public halls or exhibition halls
 - **F1(f)** Public worship or religious instruction (or in connection with such use)
 - **F1(g)** Law courts
- **F2 Local community** – Use as defined in 4 parts:
 - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
 - **F2(b)** Halls or meeting places for the principal use of the local community
 - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
 - **F2(d)** Indoor or outdoor swimming pools or skating rinks

Sui Generis

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These are:

- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – *from 1 September 2020, previously Class A4*
- drinking establishments with expanded food provision – *from 1 September 2020, previously Class A4*
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – *from 1 September 2020, previously Class A5*
- venues for live music performance – *newly defined as 'Sui Generis' use from 1 September 2020*
- cinemas – *from 1 September 2020, previously Class D2(a)*
- concert halls – *from 1 September 2020, previously Class D2(b)*
- bingo halls – *from 1 September 2020, previously Class D2(c)*
- dance halls – *from 1 September 2020, previously Class D2(d)*

Other uses become 'sui generis' where they fall outside the defined limits of any other use class. For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a 'sui generis' use.

Reference for plans of Employment Areas 1 to 17 (on following pages and in separate document on website)



Site Boundary



Boundary of an existing employment area (as identified in the Ipswich Local Plan 2022)



Boundary of the area covered by Ipswich Borough Council

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