

# Ipswich Local Plan

## Employment Land Availability October 2013



**IPSWICH**  
BOROUGH COUNCIL

Development and Public Protection  
Ipswich Borough Council  
Grafton House, Russell Road  
Ipswich IP1 2DE  
(01473) 432019

Email: [planningandregeneration@ipswich.gov.uk](mailto:planningandregeneration@ipswich.gov.uk)  
website: [www.ipswich.gov.uk](http://www.ipswich.gov.uk)

# Contents

Page(s)	
2	Contents
3	Summary
4-5	Assessment of land available for employment use
6	Assessment of the take-up of allocated employment land
<b>Part 1: Planning Applications (1<sup>st</sup> April 2012 – 31<sup>st</sup> March 2013)</b>	
7-9	Current Planning Applications (minimum gross floorspace of 100m <sup>2</sup> )
10	Totals
<b>Part 2: Survey of Employment Areas (October 2012)</b>	
11-43	Details of occupiers and any current planning permissions within existing employment areas.
11-14	1. White House Industrial Estate
15-16	2. Dales Rd, Knightsdale Rd Area
17	3. Eastway Business Park, Sproughton Rd
18	4. Boss Hall Industrial Estate, Sproughton Rd
19-21	5. Hadleigh Road Industrial Estate
22	6. Land South of London Road, east of Scrivener Drive
23-24	7. Handford Road, Ranelagh Road. Portman's Walk, Princes Street and Commercial Road area
25	8. Dock Street, Great Whip Street and Gower Street
26-27	9. Riverside Industrial Park and West Bank area
28	10. Cavendish Street and White Elm Street
29	11. Holywells Road and Holywells Close area
30-31	12. Landseer Road, Greenwich Close, Greenwich Road, Cliff Quay, Sandy Hill Lane & Raeburn Road south area
32	13. Foxhall Road, Stanley Avenue, Derby Road area
33	14. Wright Road and Cobham Road
34-36	15. The Drift, Leslie Road and Nacton Road
37-43	16. Ransomes Europark, Nacton Road
44	Reference for Plans of Existing Employment Areas 1 to 16 Map Showing Location of existing Employment Areas in Ipswich Site plans of Existing Employment Areas 1 to 16

## Useful Contact Names at Ipswich Borough Council

Planning Policy enquiries:	Robert Hobbs	(01473) 432931
Economic Development enquiries:	Peter Lee	(01473) 432924
Development Management Section:	Lisa Chandler	(01473) 432910

## Summary

The Council has been publishing Employment Land Availability (ELA) reports since 2004. Extensive surveys are carried out annually for main employment areas, as identified through saved policies of the 1997 adopted Local Plan and the Proposals Map. 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<sup>st</sup> April 2012 and 31<sup>st</sup> March 2013. A threshold of 100 sqm of gross floorspace has been used for the monitoring of planning applications in order to obtain a more comprehensive picture of employment development in the Borough. Extensions to existing buildings have also been monitored.

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

**B1** – business class (offices, research and development and light industry);

**B2** – general industry other than B1 or B8;

**B8** – storage and distribution.

## Employment Land Available

The total amount of employment land available has increased by 0.03 hectares (ha) to 71.77 ha across the whole of Ipswich at October 2013 due to the implementation or expiry of planning permissions. The total consists of 1.52 ha with unimplemented planning permission, 18.73 ha on allocated land and 51.52 ha of vacant land within identified employment areas. Completions on allocated and existing employment sites for the current monitoring year have been recorded as 0.93 hectares.

Planning permissions for employment sites (over 100 sqm) for the monitoring year 2012-13 amount to 4.85 ha, of which 1.15 ha are extensions or new buildings within existing employment areas, and 3.16 ha are outline planning permissions.

## Survey of Employment Areas

All identified employment areas in the 1997 adopted Local Plan are surveyed annually for the monitoring of vacant units and 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 year the total number of vacant units is 124, which is 6 more than in 2011-12. There has been a reduction in the number of vacant plots from 20 to 18.

## Local Plan

The Council is in the process of reviewing its Core Strategy for Ipswich to ensure alignment with the National Planning Policy Framework. The Core Strategy and Policies Development Plan Document (DPD) sets out a borough-wide growth strategy and was adopted in December 2011. This allocates a strategic employment site at the former Crane's factory. The Site Allocations and Policies DPD incorporating the IP-One Area Action Plan is under preparation. In due course it will update the Employment Area designations from the 1997 Local Plan and allocate sites for employment use. Please see the Council's website for more details: [www.ipswich.gov.uk](http://www.ipswich.gov.uk).

## ASSESSMENT OF LAND AVAILABLE FOR EMPLOYMENT USE

### *Sites with unimplemented planning permission outside Employment Areas (sites over 100 sq m)*

Use Classes Order	Hectares
B1a - Business (Offices)	1.32
B1b - Business (research and development)	0.02
B1c - Business (light industry)	0.02
B2 - General Industry	0.02
B8 - Storage and Distribution	0
Sui Generis	0.14
Outline	0
<b>Total (A)</b>	<b>1.52</b>

### *Sites proposed for employment use in the Ipswich Local Plan 1997*

Site		Hectares Remaining
5.2	Southern Part of Island Site, Wet Dock	0
5.3	Northern Quays of Wet Dock - Site Substantially developed or under construction (several Planning Permissions)	0
5.5	Eastern Quays of Wet Dock, south of Pattenon Road - Part (1.83 ha) has resolution to grant planning permission for 566 dwellings subject to completion of a s106 agreement (20/04/05)	0.64
5.6	Burtens, Star Lane - (07/00555/FUL planning permission for 3 hotels retail and office space, renewed 21/11/11 ref 11/00708/FUL)	0
5.7	West of New Cut South of Felaw Street - Part (0.41 ha) has Planning permission for 47 dwellings, retail and restaurant (06/00355/FUL & 10/00418/VC); part currently used as car park	1.25
5.17	Land north of Bath Street - Whole site (1.42 ha) completed	0
5.18	Land south of Bath Street - 05/00819/FUL for remainder of site for mixed residential and commercial under construction	0
5.19	Land to the north of Star Lane	0.15
5.20	Land to the corner of St Peter's Street and Rose Lane - developed	0
9.1	Qualding Street / New Cardinal Street - Multiplex site (all 1.77 ha developed)	0
9.2	Wolsey Street / Commercial Road - Multiplex site (all 1.77 ha developed)	0
9.3	Land at Nacton Road Airfield site	2.45
9.4	Land to the north east corner of St Matthew's Street - Larger site has planning permission (09/00782/FUL) for commercial uses, hotel and very sheltered housing (03/03/2010)	0
9.5	Land north of Bury Road - 1.7 ha with full planning permission (remaining 2.0 ha now retail park)	0
9.6	Cliff Quay Power Station - 6.07 ha completed	0.63
9.7	The Ash Tip, Cliff Quay	2.29
9.8	Land South of Bell Terminal, River Orwell	11.32
	<b>Total (B)</b>	<b>18.73</b>

### Vacant land within existing Employment Areas

	Employment site	number of units (total)	Vacant units				Vacant Land		
			2011-2012	% occupied	2012-2013	% occupied	2011-2012	2012-2013	Change amount + / -
1	White House Industrial Estate	119	15	87	11	91	2.80	2.80	0.00
2	Dales Road / Knightsdale Road area	64	10	84	6	91	0.00	0.00	0.00
3	Eastway Business Park, Sproughton Road	5	0	100	0	100	2.08	2.08	0.00
4	Boss Hall Industrial Estate, Sproughton Road	43	8	81	6	86	0.00	0.00	0.00
5	Hadleigh Road Industrial Estate	112	15	87	17	85	8.25	8.25	0.00
6	South of London Road, East of Scrivener Drive	8	0	100	2	75	0.00	0.20	0.20
7	Handford Road, Ranleigh Road, Portmans Walk, and Commercial Road	46	7	85	4	91	0.31	0.31	0.00
8	Dock Street, Great Whip Street, Gower Street	19	4	79	7	63	0.00	0.00	0.00
9	Riverside Industrial Park and West Bank Area	38	7	82	8	79	0.00	0.00	0.00
10	Cavendish Street and White Elm Street	14	1	93	2	86	0.06	0.06	0.00
11	Holywells Close and Holywells Road area	33	4	88	3	91	0.00	0.00	0.00
12	Landseer Road, Greenwich Close, Cliff Quay, Sandy Hill Lane area	52	9	83	11	79	17.65	17.65	0.00
13	Foxhall Road, Felixstowe Road, Stanley Avenue, Derby Road	21	1	95	2	90	0.00	0.00	0.00
14	Wright Road, Cobham Road	6	0	100	0	100	0.00	0.00	0.00
15	The Drift, Leslie Road, Nacton Road	117	15	87	17	85	10.83	10.83	0.00
16	Ransomes Europark, Nacton Road	262	22	92	28	89	10.4	9.34	-1.13
	<b>Total (C)</b>	<b>959</b>	<b>118</b>	<b>89</b>	<b>124</b>	<b>86</b>	<b>52.45</b>	<b>51.52</b>	<b>-0.93</b>

### Total Land Available for Employment Use

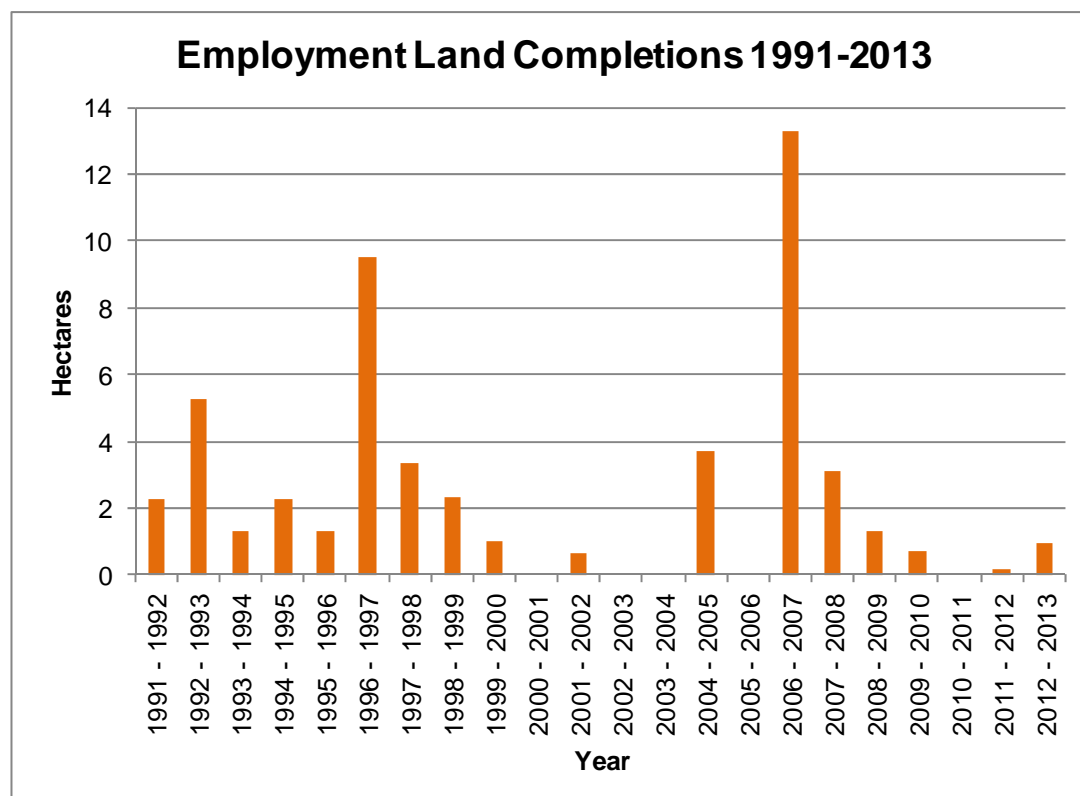
Sites with unimplemented planning permission outside Employment Areas (sites over 100 sq m)	1.52
Sites proposed for employment use in the Ipswich Local Plan 1997	18.73
Vacant land within existing Employment Areas	51.52
<b>Total (A + B + C)</b>	<b>71.77</b>

## ASSESSMENT OF THE TAKE-UP OF EMPLOYMENT LAND (Hectares)

### Completions on Allocated and Existing Employment Sites

Mid 1991 - Mid 1992	2.27
Mid 1992 - Mid 1993	5.26
Mid 1993 - Mid 1994	1.33
Mid 1994 - Mid 1995	2.28
Mid 1995 - Mid 1996	1.3
Mid 1996 - Mid 1997	9.52
Mid 1997 - Mid 1998	3.36
Mid 1998 - Mid 1999	2.35
Mid 1999 - Mid 2000	1
Mid 2000 - Mid 2001	0
Mid 2001 - Mid 2002	0.64
Mid 2002 - Mid 2003	0
Mid 2003 - Mid 2004	0
Mid 2004 - March 2005	3.69
April 2005 - March 2006	0.00 *
April 2006 - March 2007	13.3
April 2007 - March 2008	3.12
April 2008 – March 2009	1.3
April 2009 – March 2010	0.72
April 2010 – March 2011	0
April 2011 – March 2012	0.14
April 2012 – March 2013	0.93
<b>TOTAL FROM 1991 51.58</b>	<b>52.51 (2.38 hectares per year)</b>
<b>Total from mid 2001 onwards</b>	<b>23.84 (1.83 hectares per year)</b>

(\* A survey of employment land was not carried out in 2006)



## PART 1: PLANNING APPLICATIONS

Employment sites with planning permission for A2 uses (Financial and Professional Services)						
Application Number	Address / Location of Site	Date of Approval	Area (ha)	Floor Space (sq. m)	Approved Use Class and Details of Approved Development	Inside employment areas?
10/00343/FUL	Former St Peters Warehouse Site 4 College St St Peters Dock, Bridge Street	14/04/2011	0.18	736	Renewal of Planning Permission IP/01/00849/FUL for the erection of 10 storey, 4 storey and 2 storey buildings and alterations to 4 College Street to provide 64 flats, Class A1 and A2 shops, B1 offices, A3 restaurant, car parking and external works.	N
<b>Total</b>			<b>0.18</b>	<b>736</b>		

Employment sites with planning permission for B1a uses (Offices Not A2)						
Application Number	Address / Location of Site	Date of Approval	Area (ha)	Floor Space (sq. m)	Approved Use Class and Details of Approved Development	Inside employment areas?
10/00343/FUL	Former St Peters Warehouse Site 4 College St St Peters Dock, Bridge Street	14/04/2011	0.18	736.4	Renewal of Planning Permission IP/01/00849/FUL for the erection of 10 storey, 4 storey and 2 storey buildings and alterations to 4 College Street to provide 64 flats, Class A1 and A2 shops, B1 offices, A3 restaurant, car parking and external works.	N
11/00176/FUL	Fison House, 159 Princes Street	15/08/2011	0.34	1835	Renovation of existing building including extensions and a new floor to extend existing office space in two phases, including amendment to parking arrangements.	N
11/00238/OUT	53 - 65 White House Road	27/05/2011	3.16	7283	Application for renewal of extant Planning Permission IP/08/00017/OUT for business estate development comprising of eleven 2 and 3 storey blocks (Class B1 and B2) generating 7283m square gross floor space and vehicular access and parking	Y
11/00348/FUL	LEP Transport Ltd, Elton Park Works, Hadleigh Road	13/06/2011	0.22	30	Part demolition of existing building and erection of side extension and three business units.	Y
11/00448/FUL	5 Cavendish Street	08/07/2011	0.57	319	Erection of commercial building for B1, B2 and B8 uses with trade counter (15%).	Y
11/00471/FPI4	19 Russell Road	11/07/2011	0.16	160	Application by Ipswich Borough Council to change retail unit to office use (B1).	Y
11/00756/FUL	558 Spring Road	04/11/2011	0.02	10	Retention of porta cabin for uses as office for temporary period of 3 years.	N
11/00699/FUL	Ipswich Hospital NHS Trust, Heath Road	20/10/2011	0.26	0	Internal alterations to create office rooms including 3 new windows and 1 new fire door.	N
11/00708/FUL	Land Adjacent To St Peters Church, College Street	21/11/2011	0.52	8342	Erection of 3 hotels, 411m <sup>2</sup> retail, 1278m <sup>2</sup> retail/restaurant, 8342m <sup>2</sup> offices, basement and sub basements, car parking (420 spaces) together with conversion, renovation and change of use of Nos 1-5 College Street to bar/restaurant and all ancillary works (renewal of Planning Permission IP/07/00555/FUL, dated 2nd December 2008).	N
<b>Total</b>			<b>5.43</b>	<b>18715.4</b>		

Employment sites with planning permission for B1b uses (Research and Development)						
Application Number	Address / Location of Site	Date of Approval	Area (ha)	Floor Space (sq. m)	Approved Use Class and Details of Approved Development	Inside employment areas?
11/00621/FUL	294 Nacton Road	29/09/2011	0.02	175	Change of use from A2 letting agency to B1 Dental laboratory.	N
<b>Total</b>			<b>0.02</b>	<b>175</b>		

Employment sites with planning permission for B1c uses (Industrial processes)						
Application Number	Address / Location of Site	Date of Approval	Area (ha)	Floor Space (sq. m)	Approved Use Class and Details of Approved Development	Inside employment areas?
11/00527/FUL	7B Tavern Street	09/08/2011	0.016	161	Change of use from office to photographic studio (B1).	N
<b>Total</b>			<b>0.02</b>	<b>175</b>		

Employment sites with planning permission for B2 (Storage and Distribution)						
Application Number	Address / Location of Site	Date of Approval	Area (ha)	Floor Space (sq. m)	Approved Use Class and Details of Approved Development	Inside employment areas?
11/00378/FUL	1 Ransomes Way	08/07/2011	0.05	406	Renewal of planning permission IP/08/00339/FUL for workshop and MOT centre.	Y
11/00388/FUL	151 St Helens Street	28/07/2011	0.02	210	Change of use from martial arts centre to car repair garage.	N
11/00448/FUL	5 Cavendish Street	08/07/2011	0.06	319	Erection of commercial building for B1, B2 and B8 uses with trade counter (15%).	Y
<b>Total</b>			<b>0.13</b>	<b>935</b>		

Employment sites with planning permission for B8 (Storage and Distribution)						
Application Number	Address / Location of Site	Date of Approval	Area (ha)	Floor Space (sq. m)	Approved Use Class and Details of Approved Development	Inside employment areas?
11/00348/FUL	LEP Transport Ltd, Elton Park Works, Hadleigh Road	13/06/2011	0.21	410	Part demolition of existing building and erection of side extension and three business units.	Y
11/00448/FUL	5 Cavendish Street	08/07/2011	0.06	319	Erection of commercial building for B1, B2 and B8 uses with trade counter (15%).	Y
11/00492/FUL	8 Brunel Road	09/08/2011	0.04	300	Erection of free-standing mono-pitch storage building.	Y
11/00643/FUL	Land Adjacent To, 11 To 13 Central Avenue	08/12/2011	0.31	210	Development of oil storage depot of six storage tanks with associated parking, circulation space, landscaping, lighting, site office and vehicular access onto Latimer Close.	Y
<b>Total</b>			<b>0.62</b>	<b>1239</b>		



Employment sites with planning permission for Sui Generis uses						
Application Number	Address / Location of Site	Date of Approval	Area (ha)	Floor Space (sq. m)	Approved Use Class and Details of Approved Development	Inside employment areas?
11/00138/FUL	1 Brookhouse Business Park, Brunel Road	21/04/2011	0.01	69	Change of use from light industrial (B1) to taxi/private hire booking office (sui generis).	Y
11/00625/FUL	12 Tacket Street	22/09/2011	0.04	364	Change of use of first and second floors, from offices to hairdressing school with internal alterations.	N
11/00675/FUL	Gippeswyk Hall, Gippeswyk Avenue	08/12/2011	0.1	255	Demolition of pre-fabricated 1960's extension and erection of studio theatre, foyer and associated facilities plus workshop in garden. Alteration to C19th wing and change of use from training centre (D1) to theatre and ancillary accommodation (Sui Generis).	N
<b>Total</b>			<b>0.15</b>	<b>688</b>		

Employment floor space lost						
Application Number	Address / Location of Site	Date of Approval	Area (ha)	Floor Space (sq. m)	Approved Use Class and Details of Approved Development	Inside employment areas?
11/00127/FUL	13 - 15 Queen Street	14/04/2011	0.05	712	Change of use from office (B1) to 8x2 bedroom residential flats (C3) including minor alterations to external appearance (upper floors only).	N
11/00431/FUL	35 Westgate Street	26/07/2011	0.02	224	Change of use from offices (A2) to 4 apartments across 1st and 2nd floor, part demolition and new 3 storey infill with mansard roof. Ground floor shop retained.	N
11/00437/FUL	22 St Helens Street	28/07/2011	0.02	105	Change of use of ground floor from offices (B1a) to cafe/restaurant (A3).	N
11/00486/FUL	Whitton Whitehouse, Limerick Close	17/08/2011	0.18	466	Change of use from B1 offices to five 1 bedroom flats for use by learning disabled, with associated office and staff accommodation and store room, internal alterations and insertion of door in external wall.	N
11/00707/LBC	Land Adjacent To St Peters Church, College Street	21/11/2011	0.69	207	Conversion, renovation and change of use of offices to bar/restaurant. (renewal of Listed Building Consent IP/07/00554/LBC, dated 2nd December 2008).	N
<b>Total</b>			<b>0.96</b>	<b>1714</b>		

## TOTALS OF CURRENT PLANNING PERMISSIONS

	Totals of current planning permissions		
	Total land with planning permission (ha)		
	Total within employment areas	Total outside employment areas	Combined total
B1a - Business (Offices)	0.95	1.32	2.27
B1b - Business (research and development)	0	0.02	0.02
B1c - Business (light industry)	0	0.02	0.02
B2 - General Industry	0.11	0.02	0.13
B8 - Storage and Distribution	0.62	0	0.62
Sui Generis	0.01	0.14	0.15
Outline	3.16	0	3.16
<b>Total</b>	<b>4.85</b>	<b>1.52</b>	<b>6.37</b>

	Total additional floorspace with planning permission (sq m)		
	Total within employment areas	Total outside employment areas	Combined Total
B1a - Business (Offices)	509	10923.4	11432.4
B1b - Business (research and development)	0	175	175
B1c - Business (light industry)	0	161	161
B2 - General Industry	725	210	935
B8 - Storage and Distribution	1239	0	1239
Sui Generis	69	619	688
Outline	7283	0	7283
<b>Total</b>	<b>9825</b>	<b>12088.4</b>	<b>21913.4</b>

## PART 2: SURVEY OF EMPLOYMENT AREAS (October 2013)

### 1. White House Industrial Estate

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
731 (former Tooks factory)	Old Norwich Road	IP1 6LD	<b>Vacant site 2.8ha</b>	X	
New unit to rear of 667	Norwich Road / White House Road	IP1 6JZ	Cooper Ipswich Mini & BMW MoT facility	X	
Unit 1a, Alpha Business Park	2 White House Road	IP1 5LT	CTC UK Ltd - Chancellor Global	X	
Unit 1b, Alpha Business Park	4 White House Road	IP1 5LT	Honeyrose Products Ltd	X	
Units 1-3, Alpha Business Park	6-12 White House Road	IP1 5LT	Heart Radio	YES	Realise Futures Printers
Unit 4, Alpha Business Park	14 White House Road	IP1 5LT	Safer Neighbourhood Team (Suffolk Police Authority)	X	
Units 5-7, Alpha Business Park	16-18 White House Road	IP1 5LT	Ross Coates Solicitors	X	
Unit 8, Alpha Business Park	20 White House Road	IP1 5LT	Score (Europe) Ltd.	X	
Unit 9, Alpha Business Park	22 White House Road	IP1 5LT	ICT In Schools	X	
Unit 10, Alpha Business Park	24 White House Road	IP1 5LT	Universal Asset Protection Ltd	X	
Unit 11, Alpha Business Park	26 White House Road	IP1 5LT	Universal Asset Protection Ltd	X	
Unit 12, Alpha Business Park	28 White House Road	IP1 5LT	British Sky Broadcasting Ltd	X	
30	White House Road	IP1 5LX	Jackson Civil Engineering / SEH French Construction	X	
30 a & b	White House Road	IP1 5LX	Not previously recorded - Anglia Joinery.	YES	
32	White House Road	IP1 5LX	REH Kennedy	X	
Unit 1, Dencora House,	34 Whitehouse Road	IP1 5LT	Viridor	YES	<b>Vacant</b>
Unit 2, Dencora House,	34 Whitehouse Road	IP1 5LT	Street, Luscombe & Partners	YES	<b>Vacant</b>
Unit 3, Dencora House,	34 Whitehouse Road	IP1 5LT	Street, Luscombe & Partners	YES	<b>Vacant</b>
Unit 4, Dencora House,	34 Whitehouse Road	IP1 5LT	Synergy Systems	X	
Unit 5, Dencora House,	34 Whitehouse Road	IP1 5LT	Con-Care Ltd	X	
Unit 6, Dencora House,	34 Whitehouse Road	IP1 5LT	YMCA Training Ltd	YES	Universal Asset Protection.
Unit 7, Dencora House,	34 Whitehouse Road	IP1 5LT	YMCA Training Ltd	YES	Universal Asset Protection.
Unit 8, Dencora House,	34 Whitehouse Road	IP1 5LT	YMCA Training Ltd	YES	Universal Asset Protection.
Unit 9, Dencora House,	34 Whitehouse Road	IP1 5LT	YMCA Training Ltd	YES	Universal Asset Protection.
Unit 10, Dencora House,	34 Whitehouse Road	IP1 5LT	YMCA Training Ltd	YES	Universal Asset Protection.
Unit 1, Dencora Business Centre	36 White House Road	IP1 5LZ	Darren Summers School of Martial Arts	X	
Unit 2, Dencora Business Centre	36 White House Road	IP1 5LZ	A C Leigh	X	

Unit 3, Dencora Business Centre	36 White House Road	IP1 5LZ	A C Leigh	X	
Unit 4, Dencora Business Centre	36 White House Road	IP1 5LZ	Fast Forward Music	YES	A C Leigh
Unit 5, Dencora Business Centre	36 White House Road	IP1 5LZ	Agility Geologistics	X	
Unit 6-8, Dencora Business Centre	36 White House Road	IP1 5LZ	BIG Ltd	X	
Unit 9, Dencora Business Centre	36 White House Road	IP1 5LZ	Regional Roofing plc	X	
Essex Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	Agility Geologistics	X	
Norfolk Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	<b>Vacant</b>	X	
Suffolk Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	<b>Vacant</b>	X	
Cumbria Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	Old Pond Publishing	X	
Devon Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	<b>Vacant</b>	YES	Welcome Financial Services.
Dorset Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	Bluebird Care	X	
Sussex Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	Onyx Construction Consultants	X	
Cornwall Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	Sound Solution Consultants Ltd	X	
Durham Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	Bluebird Care	X	
Hereford Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	Babcock Training	X	
Surrey Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	Babcock Training	X	
Somerset Suite, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	<b>Vacant</b>	X	
Sudbury House, Unit 10, Dencora Business Centre	36 White House Road	IP1 5LZ	SNAP (Support and Advice Project)	X	
Land adjacent to Whitehouse Business Centre	Whitehouse Road	IP1 5NX	Easystore Self Storage	X	
40	White House Road	IP1 5NX	<b>Vacant</b>	X	
SCC Whitehouse Enterprises	White House Road	IP1 5NX	Various occupiers	YES	Realise Futures Printers
1 Quantum Business Park	Whitehouse Road	IP1 5NX	SafeStore	X	
2 Quantum Business Park	Whitehouse Road	IP1 5NX	Tool Station	X	
3 Quantum Business Park	Whitehouse Road	IP1 5NX	<b>Vacant</b>	X	
4 Quantum Business Park	Whitehouse Road	IP1 5NX	<b>Vacant</b>	X	
5 Quantum Business Park	Whitehouse Road	IP1 5NX	Euro Car Parts	X	
42	White House Road	IP1 5LL	Fred Olsen Ltd	X	
44	White House Road	IP1 5NX	HSS Hire	X	
46	White House Road	IP1 5NX	Carlsberg Distribution Centre	X	
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd	X	
53-56	White House Road	IP1 5PB	Gardner Denver	X	
Landmark House	2 Egerton Road	IP1 5PF	Suffolk Constabulary	X	
Landmark House	3 Egerton Road	IP1 5PF	Suffolk County Council	X	
Landmark House	4 Egerton Road	IP1 5PF	Eastern facilities Management	X	
Beacon House (part 1st floor)	Whitehouse Road	IP1 5PB	Attwells Solicitors llp	X	
Beacon House	53-65 Whitehouse Road	IP1 5PB	Sanctuary Hereward Housing	X	
Beacon House	Whitehouse Road	IP1 5PB	Experiences Connect	X	
Beacon House (part	Whitehouse Road	IP1 5PB	Skansia (formerly Atkins)	X	

ground floor)					
Beacon House	Whitehouse Road	IP1 5PB	Fred Olsen Ltd	X	
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd	X	
2	Goddard Road	IP1 5NP	M & S Contractors (EA) Ltd	X	
2A / 2B	Goddard Road	IP1 5NP	Not previously recorded - UK Poultry.	YES	
3	Goddard Road	IP1 5NP	Suffolk County Council	X	
4	Goddard Road	IP1 5NP	UK Poultry	YES	<b>Vacant</b>
6	Goddard Road	IP1 5NP	Ipswich Engineering (IEC)	X	
8 & 10	Goddard Road	IP1 5NP	Autoglass	X	
12	Goddard Road	IP1 5NP	Greenshoots	X	
14	Goddard Road	IP1 5NP	Purlings	X	
16	Goddard Road	IP1 5NP	Enterprise Car Hire	X	
18	Goddard Road	IP1 5NP	Fred Olsen Ltd	X	
20	Goddard Road	IP1 5NP	Wurth	X	
22	Goddard Road	IP1 5NP	<b>Vacant</b>	YES	CEF Power (trade counter)
24	Goddard Road	IP1 5NP	Salon Services	X	
26	Goddard Road	IP1 5NP	F1 Auto Centres	X	
28	Goddard Road	IP1 5NP	Sliderobes	X	
1	Goddard Road East	IP1 5NY	John Grose Peugeot	X	
4	Goddard Road East	IP1 5NY	H O Cox Ltd (Car Sales, SAAB) Ltd	YES	Robinsons Motor Group, Auto Devotion, SEAT.
2	Goddard Road East	IP1 5NY	Plumb Centre	X	
2	Olympus Close	IP1 5LJ	Land currently leased by Fred Olsen Ltd	X	
1	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd	X	
First Floor	8 Olympus Close	IP1 5LN	Franklin Fuelling Systems	X	
Ground Floor	8 Olympus Close	IP1 5LN	Not Previously recorded - Ceramic Tile Ltd, Distribution Centre.	Yes	
West Engineering	6 Olympus Close	IP1 5LJ	West Engineering	X	
Speedy Space	4 Olympus Close	IP1 5LJ	Elliott Group formerly Speedy Space Portacabins	X	
21	Olympus Close	IP1 5LJ	U Plastics	X	
23	Olympus Close	IP1 5LJ	Adcock Refrigeration & Air Conditioning Ltd	X	
25	Olympus Close	IP1 5LJ	Panks Pumps	X	
27	Olympus Close	IP1 5LJ	Pitkin & Ruddock	X	
29	Olympus Close	IP1 5LJ	SCL Interiors	YES	<b>Vacant</b>
Unit 1, Olympus Close Industrial Park	61 Olympus Close	IP1 5LJ	Acorn Architectural Ironmongery	X	
Unit 2, Olympus Close Industrial Park	59 Olympus Close	IP1 5LJ	Elec-Check	X	
Unit 3, Olympus Close Industrial Park	57 Olympus Close	IP1 5LJ	Crown Fire Protection Ltd	X	
Unit 4, Olympus Close Industrial Park	55 Olympus Close	IP1 5LJ	B.P.W. Ltd	X	
Unit 5, Olympus Close Industrial Park	53 Olympus Close	IP1 5LJ	Eurosat	YES	L.S. Utility & Plant Services Ltd.
Unit 6, Olympus Close Industrial Park	51 Olympus Close	IP1 5LJ	DX Network Systems	X	
Unit 7, Olympus Close Industrial Park	49 Olympus Close	IP1 5LJ	DX Network Systems	X	
Unit 8, Olympus Close Industrial Park	47 Olympus Close	IP1 5LJ	Lean Business	X	
Unit 9, Olympus Close Industrial Parke	45 Olympus Close	IP1 5LJ	Chips Away Car Care Centre	X	
Unit 10, Olympus Close Industrial Park	43 Olympus Close	IP1 5LJ	Morrells Woodfinishing Ltd	X	

Unit 11, Olympus Close Industrial Park	41 Olympus Close	IP1 5LJ	PVS Premier Vehicle Services Ipswich	X	
Unit 12, Olympus Close Industrial Park	39 Olympus Close	IP1 5LJ	Safeway Tyres & Exhausts	X	
Unit 13, Olympus Close Industrial Park	37 Olympus Close	IP1 5LJ	G H Services	X	
Unit 14, Olympus Close Industrial Park	35 Olympus Close	IP1 5LJ	Fusion Sign Systems	X	
Unit 15, Olympus Close Industrial Park	33 Olympus Close	IP1 5LJ	Solutions on Security	X	
Unit 16, Olympus Close Industrial Park	31 Olympus Close	IP1 5LJ	LS Utility & Plant Services Ltd	X	
Unit 1 WhiteHouse Business Centre	Lovetofts Drive	IP1 5NZ	<b>Vacant</b>	YES	Action International
Unit 2	Lovetofts Drive	IP1 5NZ	Cowells-Arrow Bingo Ltd	X	
Unit 3	Lovetofts Drive	IP1 5NZ	<b>Vacant</b>	YES	Action International
Rear of Unit 3	Lofetofts Drive	IP1 5NZ	Notts County Council	YES	Action International
Unit 4	Lovetofts Drive	IP1 5NZ	Lombard Shipping	YES	G.A.C. Shipping and Logistics.
Unit 5	Lovetofts Drive	IP1 5NZ	Lombard Shipping Co / IP Pallet Services / Action International Freight Forwarders Ltd	X	
Unit 6	Lovetofts Drive	IP1 5NZ	Lombard Shipping Co	X	

Vacant units 11 (15)

1 (1)

Vacant plots 2.8ha

Figure in brackets is for vacant plots/units in 2011-12

## 2. Dales Road / Knightsdale Road Area

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
20	Knightsdale Road	IP1 4JJ	Motor Guru	X	
20A	Knightsdale Road	IP1 4JJ	Motor Guru	X	
22-24	Knightsdale Road	IP1 4JJ	Firetrace Ltd	X	
26-30	Knightsdale Road	IP1 4JJ	<b>Vacant</b>	YES	P. Caley Groundworks Ltd.
31	Knightsdale Road	IP1 4JJ	SKS Healthcare	X	
32	Knightsdale Road	IP1 4JJ	Wyards	X	
33	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility	X	
39	Knightsdale Road	IP1 4JJ	Ridgeons	X	
40 - 44	Knightsdale Road	IP1 4JJ	<b>Vacant</b>	YES	Haxley Ruffles Roofing Contractors
44A	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation	X	
43	Knightsdale Road	IP1 4JJ	Christy Turner Ltd; ER & F Turner; Chritsty & Norris Ltd	X	
Unit 1, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Munro Importers	X	
Unit 2, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	An Accounting Gem Limited	X	
Unit 3, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Lynden House	X	
Unit 4, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Orwell Insurance Services Ltd	X	
Unit 5, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Red Eye Records	X	
Unit 6, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	AGM Clothing	X	
49	Knightsdale Road	IP1 4JJ	Bradleys metal Finishers	X	
53-57	Knightsdale Road	IP1 4JQ	Getech	X	
59	Knightsdale Road	IP1 4JQ	Hamble Distribution	X	
2	Wharfedale Road	IP1 4JP	Suffolk Deaf Association	X	
4	Wharfedale Road	IP1 4JP	CHEFS	YES	<b>Vacant</b>
6	Wharfedale Road	IP1 4JP	Cater Care Group Services	YES	<b>Vacant</b>
8	Wharfedale Road	IP1 4JP	Steve White Industrial Roofing	X	
10	Wharfedale Road	IP1 4JP	SG Engineering	X	
12	Wharfedale Road	IP1 4JP	Mamba Martial Arts	X	
14	Wharfedale Road	IP1 4JP	NHS	YES	Colour Plan
16	Wharfedale Road	IP1 4JP	NHS	YES	Colour Plan
18	Wharfedale Road	IP1 4JP	Colour Plan Print & Design Ltd	X	
20	Wharfedale Road	IP1 4JP	Colour Plan	X	
22	Wharfedale Road	IP1 4JP	SG System Products	X	
30	Wharfedale Road	IP1 4JP	Needhams	X	
9	Wharfedale Road	IP1 4JP	National Grid	X	
71-75	Dales Road	IP1 4JR	Harts Carpets & Flooring	X	
79	Dales Road	IP1 4JR	Hartwood Flooring & Furnishing	X	
81	Dales Road	IP1 4JR	<b>Vacant</b>	X	
83	Dales Road	IP1 4JR	P Caley Groundworks Ltd	YES	<b>Vacant</b>
85 Unit 1	Dales Road	IP1 4JR	KBB Centre (Kitchens, Bedrooms, Bathrooms)	X	
85 Unit 2	Dales Road	IP1 4JR	<b>Vacant</b>	YES	Jam Gou Dou

85 unit 3	Dales Road	IP1 4JR	<b>Vacant</b>	YES	The Little Cake Place
85 Unit 4	Dales Road	IP1 4JR	Wholesale Granite Ltd & Bespoke Stone Ltd	X	
89	Dales Road	IP1 4JR	Indespension	X	
91	Dales Road	IP1 4JR	Rail Tech	YES	R T Training Solutions
Unit 1 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Caterhire (Ipswich) Ltd	X	
Unit 2 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Welch refrigeration & Lemon Pie Design	X	
Unit 3 Dales Court Business Centre, 95	Dales Road	IP1 4JR	<b>Vacant</b>	X	
Unit 4 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Dance and Dean	X	
Unit 5 Dales Court Business Centre, 95	Dales Road	IP1 4JR	<b>Vacant</b>	X	Vance Plasterers Ltd. Bernard Baker Accounting. Rhine Accounting. Nest.
Unit 6 Dales Court Business Centre, 95	Dales Road	IP1 4JR	<b>Vacant</b>	YES	Fixate Retail Solutions
Unit 7 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Coffeelink Ltd	X	
Unit 8 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Central Trucks & Bus Parts Ltd.	X	
Unit 9 Dales Court Business Centre, 95	Dales Road	IP1 4JR	B & G Services	YES	<b>Vacant</b>
Unit 10 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Vance Plasterers Ltd	YES	Cellar 27
Unit 11 Dales Court Business Centre, 95	Dales Road	IP1 4JR	The Hot Sausage Company	YES	<b>Vacant</b>
Unit 11A Dales Court Business Centre, 96	Dales Road	IP1 4JR	Ipswich Community Church Admin & Training Centre	X	
Unit 12 Dales Court Business Centre, 95	Dales Road	IP1 4JR	<b>Vacant</b>	YES	
Unit 12a Dales Court Business Centre, 95	Dales Road	IP1 4JR	Print Room Services Ltd	YES	<b>Vacant</b>
Unit 14 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Traditional Brick & Stones Ltd	X	
Unit 15 Dales Court Business Centre, 95	Dales Road	IP1 4JR	<b>Vacant</b>	X	
Unit 16 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Park Ward Ipswich Ltd.	X	
Unit 17 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Ipswich Rider Training (Orwell)	X	
Unit 18 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Anglia Foiling & PJ Labels	X	
Unit 19 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Fulcher Sports and Technology Ltd	X	
Unit 20 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Maljon (Timber Preservation) Ltd	X	

Vacant Units 6 (10)  
Vacant Plots 0  
Figure in brackets is  
vacant units 11/12



### 3. Eastway Business Park, Sproughton Road

Unit	Address	Post Code	Occupant 2012	Change of Occupant	New Occupant 2013
Billington Food Services Ltd	Europa Way	IP1 5DL	Billington Food Services Ltd	X	
Northgate Vehicle Hire	Europa Way	IP1 5DL	Anglian Willhire	X	
Thrifty Hire	Europa Way	IP1 5DL	Thrifty Hire	X	
Global House - Housing	Cadmus Road	IP1 5DL	Housing	X	
Land north of Europa Way adjacent to Northgate Vehicle hire	Land north of Europa Way	IP1 5DL	<b>Vacant land 2.08ha</b> <i>(previous planning permission for housing development IP/05/00893/FUL lapsed)</i>	X	

Vacant units                    0  
     (0)  
     1  
 Vacant Plots                    (1)    2.08 ha  
 Figure in brackets is vacant units/plots in 2011/2012

#### 4. Boss Hall Industrial Estate, Sproughton Road

Unit	Address	Post Code	Occupant 2012	Change of Occupant	New Occupant 2013
Dairy Crest	Boss Hall Road	IP1 5BN	Dairy Crest	YES	Materials and Logistics storage for the Chord project
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Centre	X	
2	Boss Hall Road	IP1 5BN	Ipswich Hydraulics Ltd	X	
3	Boss Hall Road	IP1 5BN	Brewers	X	
4	Boss Hall Road	IP1 5BN	Johnstone's Decorating Centre	X	
5	Boss Hall Road	IP1 5BN	Geesinknorba	X	
5a	Boss Hall Road	IP1 5BN	Ipswich Hydraulics	X	
6	Boss Hall Road	IP1 5BN	<b>Vacant</b>	YES	East of England Co-operative Funeral Services
6a	Boss Hall Road	IP1 5BN	Print Wright	X	
7	Boss Hall Road	IP1 5BN	Unipart Automotive / Brown Brothers	X	
8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts	X	
9	Boss Hall Road	IP1 5BN	Sealex	YES	Amaro Signalling Ltd
9a	Boss Hall Road	IP1 5BN	IP & PS Industrial	X	
9b	Boss Hall Road	IP1 5BN	National Blood Service	X	
10	Boss Hall Road	IP1 5BN	Tip and Lift / Gallagher	X	
11	Boss Hall Road	IP1 5BN	Tip and Lift	X	
12	Boss Hall Road	IP1 5BN	<b>Vacant</b>	X	
13	Boss Hall Road	IP1 5BN	Fairview Lifting Gear	X	
14	Boss Hall Road	IP1 5BN	Bee Bee Refinishing Supplies Ltd / Standox	X	
15	Boss Hall Road	IP1 5BN	East of England Co-op	YES	<b>Vacant</b>
16	Boss Hall Road	IP1 5BN	East of England Co-op	YES	<b>Vacant</b>
17	Boss Hall Road	IP1 5BN	East of England Co-op	YES	<b>Vacant</b>
18	Boss Hall Road	IP1 5BN	Stoke Hall Garage Ltd	X	
19	Boss Hall Road	IP1 5BN	Stoke Hall Garage Ltd / Hawke Taxis	X	
20	Boss Hall Road	IP1 5BN	East of England Co-op	YES	Dairy Crest
20a	Boss Hall Road	IP1 5BN	<b>Vacant</b>	YES	Dairy Crest
21	Boss Hall Road	IP1 5BN	Dairy Crest	YES	<b>Vacant</b>
22-31	Boss Hall Road	IP1 5BN	East of England Co-op	X	
33	Boss Hall Road	IP1 5BN	JL Bragg Ltd	X	
34	Boss Hall Road	IP1 5BN	JL Bragg Ltd	X	
35	Boss Hall Road	IP1 5BN	Techno-graphic	YES	JL Bragg Ltd
36	Boss Hall Road	IP1 5BN	Factair Ltd	YES	Bell Corp
37	Boss Hall Road	IP1 5BN	In use occupier not known.	YES	Factair Ltd
38	Boss Hall Road	IP1 5BN	Suffolk Fasteners (Ipswich) Ltd	X	
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors	X	
40	Boss Hall Road	IP1 5BN	Black Jack Group	X	
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.	X	
46	Boss Hall Road	IP1 5BN	Ceramic Tiles Ltd Distribution Centre	YES	Ipswich Rail Enhancements Project Ltd. Chord Project.
47	Boss Hall Road	IP1 5BN	Rackhams	X	
48	Boss Hall Road	IP1 5BN	Rackhams	X	
49	Boss Hall Road	IP1 5BN	Factair	X	
23	Boss Hall Road	IP1 5BN	Dairy Crest	YES	Faith Raphael Ltd
23a	Boss Hall Road	IP1 5BN	Previously as 23 now divided	X	Dairy Crest parking

**Vacant Units 6 (8)**

**Vacant Plots 0**

### 5. Hadleigh Road Industrial Estate

Unit	Address	Post Code	Occupant 2012	Change of Occupant	New Occupant 2013
Bolton Aerospace	Hadleigh Road	IP2 0EG	Bolton Aerospace	X	
Western House, Floor 1	Hadleigh Road	IP2 0HP	Samskip Multimodal Container Logistics	YES	<b>Vacant</b>
Western House, Floor 2	Hadleigh Road	IP2 0HP	Samskip MCL	YES	<b>Vacant</b>
Western House, Floor 3	Hadleigh Road	IP2 0HP	Samskip MCL	YES	<b>Vacant</b>
Western House, Floor 4	Hadleigh Road	IP2 0HP	Network Rail	YES	<b>Vacant</b>
Western House, Floor 5	Hadleigh Road	IP2 0HP	Network Rail	YES	<b>Vacant</b>
Former Harris	Hadleigh Road	-	<b>Vacant site (7.57 ha total but 5.0 ha will remain after chord complete)</b>	X	Construction of Ipswich Chord currently taking place
Norris House	Hadleigh Road	IP2 0HU	<b>Vacant</b>	X	
160	Hadleigh Road	IP2 0HH	Brightspace	X	
178 – 184	Hadleigh Road	-	<b>Vacant</b>	X	
Rear of 164-190	Elton Park Works	-	<b>Vacant - site being cleared (2.1ha)</b>	X	
Unit 1a	Elton Park Works	IP2 0DD	Lucas Transport Services	YES	<b>Vacant</b>
Unit 2a	Elton Park Works	IP2 0DD	Clarks	X	
Unit 3a	Elton Park Works	IP2 0DD	Smart Touch	X	
Unit 4a	Elton Park Works	IP2 0DD	Smart Touch	X	
Unit 1b	Elton Park Works	IP2 0DD	P Stevenson Joinery	X	
Unit 2b	Elton Park Works	IP2 0DD	AA Motor Medic	X	
Unit 3b	Elton Park Works	IP2 0DD	<b>Vacant</b>	X	
Unit 4b	Elton Park Works	IP2 0DD	AA Motor Medic	X	
Unit 5b	Elton Park Works	IP2 0DD	<b>Vacant</b>	X	
Unit 1c	Elton Park Works	IP2 0DD	Elton Park Garage	X	
Unit 2c	Elton Park Works	IP2 0DD	S Clarke Vehicle Engineers	X	
Unit 3c	Elton Park Works	IP2 0DD	T&R Ices	X	
Unit 4c	Elton Park Works	IP2 0DD	<b>Vacant</b>	X	
Unit 5c	Elton Park Works	IP2 0DD	Whitwell Services	X	
Unit 6c	Elton Park Works	IP2 0DD	Boots the Chemist Ltd	X	
Vacant land	Elton Park Works	IP2 0HU	<b>Vacant (1.15 ha)</b>	X	
	Elton Park Works	IP2 0HU	Easy Store24/7	X	
Tubeway Sales	Elton Park Works	IP2 0HN	Tubeway Sales	X	
Ellenor House	Elton Park Works	IP2 0DD	Carillion	YES	DHE
A&R Building	Elton Park Works	IP2 0DQ	Suffolk Warehousing Ltd	YES	<b>Vacant</b>
Marine & Auto Electrics	Elton Park Works	IP2 0DD	Marine & Auto Electrics	X	
Storage Warehouse	Elton Park Works	IP2 0DD	East Anglian Mini Centre	X	
1	Dunlop Road	IP2 0UG	Universal Tyre & Autocentre	X	
7	Dunlop Road	IP2 0UG	<b>Vacant</b>	YES	Cash for Clothes
Graphic House,9,	Dunlop Road	IP2 0UG	Boswell Printers	X	
9	Dunlop Road	IP2 0UG	XL Windows	X	
11	Dunlop Road	IP2 0UG	Capital Hair & Beauty Supplies	X	
2	Dunlop Road	IP2 0UG	Cavalier Haulage	X	
Unit 7 Rutherford Centre, 4	Dunlop Road	IP2 0UG	Mears Care Ltd	X	

Unit 6 Rutherford Centre, 6	Dunlop Road	IP2 0UG	Acescott Management Services	X	
Unit 5 Rutherford Centre	Dunlop Road	IP2 0UG	My Hounds Wash & Groom	X	
Unit 4 Rutherford Centre, '8 & 10	Dunlop Road	IP2 0UG	<b>Vacant</b>	X	
Unit 3 Rutherford Centre, '12	Dunlop Road	IP2 0UG	<b>Vacant</b>	YES	Keepmoat Construction and Development
Unit 2 Rutherford Centre, 14	Dunlop Road	IP2 0UG	Wildings	X	
Unit 1 Rutherford Centre, 16	Dunlop Road	IP2 0UG	Easilife Cleaning Services	X	
18	Dunlop Road	IP2 0UG	Lambourne International Ltd	X	
Bella House, 20	Dunlop Road	IP2 0UG	Alfa Bella	X	
22	Dunlop Road	IP2 0UG	ICOSYS	X	
24	Dunlop Road	IP2 0UG	Blackwell Academy Martial Arts Excellence	X	
1 Brookhouse Business Park	Brunel Road	IP2 0EF	Cabsmart	YES	Zalan Motors Ltd
2 Brookhouse Business Park	Brunel Road	IP2 0EF	Printing Supplies	X	
3 Brookhouse Business Park	Brunel Road	IP2 0EF	Sharp Aesthetics	X	
4 Brookhouse Business Park	Brunel Road	IP2 0EF	Balloon Occasions	X	
5 Brookhouse Business Park	Brunel Road	IP2 0EF	<b>Vacant</b>	X	
6 Brookhouse Business Park	Brunel Road	IP2 0EF	Auto-Look	YES	Dents and Scuffs
7 Brookhouse Business Park	Brunel Road	IP2 0EF	Simba Sports Products	X	
8 Brookhouse Business Park	Brunel Road	IP2 0EF	<b>Vacant</b>	YES	TPR Signs
9 Brookhouse Business Park	Brunel Road	IP2 0EF	<b>Vacant</b>	X	
10 Brookhouse Business Park	Brunel Road	IP2 0EF	G&A Fire Protection Ltd	X	<b>Vacant</b>
11 Brookhouse Business Park	Brunel Road	IP2 0EF	The Main Ingredient	X	
12 Brookhouse Business Park	Brunel Road	IP2 0EF	Martin C Gilbert Electricians	X	
13 Brookhouse Business Park	Brunel Road	IP2 0EF	LINCAT Catering	X	
14 Brookhouse Business Park	Brunel Road	IP2 0EF	IEM Caterquip	X	
15 Brookhouse Business Park	Brunel Road	IP2 0EF	Procast Ltd	X	
16 Brookhouse Business Park	Brunel Road	IP2 0EF	Brookhouse Volvo Parts	X	
17 Brookhouse Business Park	Brunel Road	IP2 0EF	<b>Vacant</b>	YES	Club Colours Sports Leisurewear
18 Brookhouse Business Park	Brunel Road	IP2 0EF	Eastern Entertainment Services Ltd	X	
19 Brookhouse Business Park	Brunel Road	IP2 0EF	Eastern Entertainment Services Ltd	X	
20 Brookhouse Business Park	Brunel Road	IP2 0EF	Seasons Catering (Formerly Seasons Ltd)	X	
21 Brookhouse Business Park	Brunel Road	IP2 0EF	Stav Print	X	
22 Brookhouse Business Park	Brunel Road	IP2 0EF	Lankesters Conservatories	X	
23 Brookhouse Business Park	Brunel Road	IP2 0EF	Falcon Windows	X	
24 Brookhouse Business Park	Brunel Road	IP2 0EF	Falcon Glass and Windows	X	
25 Brookhouse Business Park	Brunel Road	IP2 0EF	<b>Vacant</b>	YES	Ipswich Trade Frames
26 Brookhouse Business Park	Brunel Road	IP2 0EF	Ipswich Trade Frames	X	

4	Brunel Road	IP2 0EF	Ancient House Press	X	
8	Brunel Road	IP2 0EX	British Oxygen Co Ltd	X	
5	Brunel Road	IP2 0UB	Splash	X	
Land adjacent to 5	Brunel Road	IP2 0UB	Pack and Stack	X	
1	Bailey Close	IP2 0UD	Deben Print Co	X	
3	Bailey Close	IP2 0UD	Pack Stack Self Storage	X	
5	Bailey Close	IP2 0UD	Best Badges	X	
7	Bailey Close	IP2 0UD	Wardley Electronics	X	
9	Bailey Close	IP2 0UD	<b>Vacant</b>	YES	Wardley Electronics Ltd
11	Bailey Close	IP2 0UD	Carr Road Distribution Ltd	X	
13	Bailey Close	IP2 0UD	<b>Vacant</b>	YES	Orwell Housing
15	Bailey Close	IP2 0UD	<b>Vacant</b>	YES	Orwell Housing
8	Bailey Close	IP2 0UD	Window Clean Centre	X	
6	Bailey Close	IP2 0UD	Cleaning Technicians	X	
4	Bailey Close	IP2 0UD	Dulux Decorator Centre	X	
2	Bailey Close	IP2 0UD	Tools with a mission	X	
1	Arkwright Road	IP2 0UB	Magnet Plc	X	
3	Arkwright Road	IP2 0UB	Motor Parts Direct	X	
5	Arkwright Road	IP2 0UB	Bolton Recycling	X	
7	Arkwright Road	IP2 0UB	Gofer Ltd	X	
11	Arkwright Road	IP2 0UB	Edmunson Electrical Ltd	X	
13	Arkwright Road	IP2 0UB	BOC Gas & Gear	X	
17	Arkwright Road	IP2 0UB	Howdens Joinery Co	X	
19	Arkwright Road	IP2 0UB	Transco	X	
25	Arkwright Road	IP2 0UB	Tuffnells Parcels Express Ltd	X	
2	Arkwright Road	IP2 0UB	Euromix Concrete	X	
10	Crompton Road	IP2 0UB	Kocurek Excavators	X	
6	Crompton Road	IP2 0UQ	Speedy Services	X	
8	Crompton Road	IP2 0UQ	<b>Vacant</b>	X	
5	Crompton Road	IP2 0UQ	Booker Cash & Carry	X	
1	Baird Close	IP2 0UF	<b>Vacant</b>	X	
2	Baird Close	IP2 0UF	Fuller Davis Printing	X	
1		IP2 0JB	Eastern Facilities Management Solutions	X	
6	Whittle Road	IP2 0UH	Glanmar Handcrafted Beds & Beds Direct-2U	X	
8	Whittle Road	IP2 0UH	Ancient House Printing Group	X	
7 (Gipping House)	Whittle Road	IP2 0UH	Ipswich Borough Contracts	X	

**Vacant Units 17 (15)**  
**Vacant Plots 3 – 8.25 ha**  
**Figure in brackets is vacant units in 11/12**

\* Currently subject to Ipswich Chord Works by Spencer Group. Also some temporary trailer storage for Collease Truck & Trailer Rentals

## 6. South of London Road, East of Scrivener Drive

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
517	London Road	IP2 0ST	YMCA Training	X	
Part 1	Scrivener Drive	IP2 0SD	Proveeda	X	
Part 1	Scrivener Drive	IP2 0SD	Landspeed	X	
Part 1 to rear of 3	Scrivener Drive	IP2 0SD	<b>Vacant land (0.2ha)</b>	X	
3	Scrivener Drive	IP2 0SD	TruckForce	X	
5	Scrivener Drive	IP2 0SD	Monarch Joinery Ltd	X	
7	Scrivener Drive	IP2 0SD	City Electrical Factors Ltd	YES	<b>Vacant</b>
9	Scrivener Drive	IP2 0SD	<b>Vacant</b>	X	

Vacant Units 2 (1)

Vacant Plots 1 (0.2ha)

Figures in brackets are vacant units 11-12

## 7. Handford Road, Ranelagh Road, Portman's Walk, Princes Street and Commercial Road area

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
Former VA Marriott	Handford Road	IP1 2BA	<b>Vacant</b>	YES	Residential use under construction
British Telecom	Bibb Way	IP1 2EQ	British Telecom	X	
Housing site	Handford Road		Housing site	X	
7	Portman's Walk	IP1 2DW	Camel Sand & Gravel	X	
11	Portman's Walk	IP1 2DW	Cemex	X	
6 & 8	Portman's Walk	-	IBC owned land (skip and wheelie bin storage)	X	
10	Portman's Walk	IP1 2DW	Belstead Car Services	YES	Advance Autos
12	Portman's Walk	IP1 2DW	BTN Auto Services	X	
14	Portman's Walk	IP1 2DW	<b>Vacant</b>	X	
16-20	Portman's Walk	IP1 2DW	John R Cox	X	
22	Portman's Walk	IP1 2DW	John R Cox/Astons	X	
24	Portman's Walk	IP1 2DW	MSJ Body Repairs	YES	<b>Vacant</b>
26	Portman's Walk	IP1 2DW	<b>Vacant</b>	X	
28	Portman's Walk	IP1 2DW	McAVAC Car Valet	X	
30 & 32	Portman's Walk	IP1 2DW	Astons	X	
88	Princes Street	IP1 1RY	Avanti Autos	X	
90-98	Princes Street	IP1 1RY	Landspeed & Proveeda	YES	Hand Car Wash and parking
100	Princes Street	IP1 1RY	Drum and Monkey Public House	X	
I B C	Princes Street	-	Ipswich Borough Council Car Park	X	
Portman House, 120	Princes Street	IP1 1RS	CSV Media Clubhouse	X	
Churchman's House	Portman Road	IP1 2BN	Residential units	X	
141	Princes Street	IP1 1QJ	RCP Parking	X	
143 (temp pp IP/12/00883/FUL)	Princes Street	IP1 1QJ	RCP Parking	X	
145	Princes Street	IP1 1QJ	Riley's Snooker Hall	X	
153	Princes Street	IP1 1QB	Suffolk Life	X	
159	Princes Street	IP1 1QJ	Berkeley Business Centres	YES	<b>Vacant</b>
Royal Mail	Commercial Road	IP1 1AA	Royal Mail Sorting Office	X	
Fire Station	Princes Street	IP1 1RS	Fire Station	X	
Police Car Park	Chancery Road	-	SCC Car Park	X	
1	Russell Road	IP1 2AG	Crown Court	X	
2 to 4	Russell Road	IP1 2BE	Staples	X	
6	Russell Road	IP1 2BX	Klick Fitness	X	
Endeavour House, 8	Russell Road	IP1 2QW	Suffolk County Council	X	
3-7 (Land to rear of Grafton House)	Russell Road		<b>Vacant (0.31 hectares)</b>	X	
9	Russell Road	IP1 2DE	Handelsbanken (A2 use)	X	
11	Russell Road	IP1 2DE	<b>Vacant</b>	X	Cool Beanz A3
13	Russell Road	IP1 2DE	<b>Vacant</b>	X	
Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Borough Council	X	
19	Russell Road	IP1 2DE	IBC Print Unit	X	
21	Russell Road	IP1 2DE	Premier Store	YES	Premier Store
Gipping Court, 4	Constantine Road	IP1 2EB	NTL and SCC	X	
2	Constantine Road	IP1 2DH	Virgin Media	X	

3	Constantine Road	IP1 2DH	Car park	X	
Constantine House, 5,	Constantine Road	IP1 2DH	Suffolk County Council	X	
7	Constantine Road	IP1 2DH	Ipswich Buses Ltd	X	
Voyage Housing site	Ranelagh Road	-	Housing site - completed	X	

Vacant Units 4 (7)

Vacant Plots 1 (2) - 0.31ha

Figure in brackets is vacant units/plots in 2011-12



### 8. Dock Street, Great Whip Street, Gower Street

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
8 & 12	Dock Street	IP2 8ET	FJD Commercials	X	
2 – 6	Great Whip Street	IP2 8EY	<b>Vacant*</b>	X	
8	Great Whip Street	IP2 8EY	<b>Vacant*</b>	X	
10	Great Whip Street	IP2 8EY	Chancery Garage Ltd	X	
1	Gower Street	IP2 8EX	Mark Munday	YES	<b>Vacant</b>
2	Gower Street	IP2 8EX	Handfield Accessories	X	
3	Gower Street	IP2 8EX	<b>Vacant</b>	X	
4	Gower Street	IP2 8EX	All UK Signs	X	
5	Gower Street	IP2 8EX	Carpet Solutions & Ultimate Flooring Solutions	X	
6	Gower Street	IP2 8EX	Premier Formes	X	
7	Gower Street	IP2 8EX	Ultimate Flooring Solutions	YES	Wiggly Woo's Craft Emporium
7a	Gower Street	IP2 8EX	<b>Vacant</b>	X	
8	Gower Street	IP2 8EX	<b>Vacant</b>	X	
9	Gower Street	IP2 8EX	<b>Vacant</b>	X	
10	Gower Street	IP2 8EX	Dynamite Displays / Straight 2 Canvas	X	
11	Gower Street	IP2 8EX	DG Design and Graphics	X	
12	Gower Street	IP2 8EX	AB Tronix	X	
13	Gower Street	IP2 8EX	IBC Culture & Leisure	X	
14	Gower Street	IP2 8EX	Day Poultry	X	

Vacant Units 7 (4)

Vacant Plots 0

Figure in brackets is vacant units in 11-12

\*In use for site works for adjacent residential development at Great Whip Street Ref 10/00867/FUL

## 9. Riverside Industrial park and West Bank Area

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
Unit 1, Riverside Industrial Park	Rapier Street	IP2 8JX	Big Box Self Storage	X	
Unit 2, Riverside Industrial Park	Rapier Street	IP2 8JX	Homestyle UK Windows Ltd	X	
Unit 2a, Riverside Industrial Park	Rapier Street	IP2 8JX	Scrumpymac Ltd	YES	<b>Vacant</b>
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	<b>Vacant</b>	X	
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	SCC Archaeological Service	X	
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	<b>Vacant</b>	X	
Unit 6, Riverside Industrial Park	Rapier Street	IP2 8JX	<b>Vacant</b>	X	
Unit 7, Riverside Industrial Park	Rapier Street	IP2 8JX	Creative Cosmetics Ltd	X	
Unit 8, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish Trade Supplies	X	
Unit 9, Riverside Industrial Park	Rapier Street	IP2 8JX	<b>Vacant</b>	X	
Unit 10, Riverside Industrial Park	Rapier Street	IP2 8JX	<b>Vacant</b>	YES	Basetek Ltd
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs	X	
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	The Bathroom Collection/City Plumbing	X	
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	AVMAR Ltd	X	
Unit 14, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create	X	
Unit 15, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create	X	
Unit 16, Riverside Industrial Park	Rapier Street	IP2 8JX	Onezerosix Ltd	X	
Units 17-18, Riverside Industrial Park	Rapier Street	IP2 8JX	BMS Imaging	X	
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	Graham, The Plumbers Merchant	X	
Unit 20a, Riverside Industrial Park	Rapier Street	IP2 8JX	Pirtek Ipswich	X	
Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs Ltd	X	
Unit 22, Riverside Industrial Park	Rapier Street	IP2 8JX	St Elizabeth's Hospice Distribution Centre	X	
Unit 23, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics	X	
Unit 24, Riverside Industrial Park	Rapier Street	IP2 8JX	<b>Vacant</b>	X	
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	E.L.M. Property Services	X	
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Mason CIE Ltd	YES	<b>Vacant</b>

Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	<b>Vacant</b>	YES	Body Fitness
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing	X	
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing	X	
Housing	Rapier Street	-	Housing site - completed	X	
West Bank Area	Wherstead Road	IP2 8NB	Associated British Ports.	X	
West Bank Area	Wherstead Road	IP2 8NB	Magnus Group Ltd	X	
West Bank Area	Wherstead Road	IP2 8NB	Brett Aggregates	X	
West Bank Area	Wherstead Road	IP2 8NB	Pentalver	YES	No longer trading
West Bank Area	Wherstead Road	IP2 8NB	Dyer Welding	X	
West Bank Area	Wherstead Road	IP2 8LY	Dunn Bros Now. Sims Group Plc	X	
West Bank Area	Wherstead Road	IP2 8LY	Not previously recorded	X	(NWT) Northern Wood Terminals Ltd
West Bank Area	Wherstead Road	IP2 8LY	Not previously recorded	X	Kingsfleet Logistics

Vacant Units 8 (8)

Vacant Plots 0

Figures in brackets are vacant units 11-12

**Other employers found through address/postcode records who are port customers**

West Bank Area	Wherstead Road	IP2 8NB	Felixstowe International Shipping Ltd	X	Port customer only.
West Bank Area	Wherstead Road	IP2 8NB	Molloy Commercials Ltd	X	Port customer only.
West Bank Area	Wherstead Road	IP2 8NB	Community Shipping Ltd	X	Port customer only.
West Bank House, West Bank Terminal	Wherstead Road	IP2 8NB	Ferryways	X	Port customer only.
West Bank Area	Wherstead Road	IP2 8NB	Baltic Forest Lines	X	Port customer only.
The Gatehouse West Bank Terminal	Wherstead Road	IP2 8NB	Westbank Timber Ltd	X	Port customer only.
The Gatehouse West Bank Terminal	Wherstead Road	IP2 8NB	G & C Slatings Ltd	X	Port customer only.
The Gatehouse West Bank Terminal	Wherstead Road	IP2 8NB	(NWT) Northern Wood Terminals Ltd	X	Port customer only.
West Bank Area	Wherstead Road	IP2 8LY	ARM Self Storage PLC	X	Port customer only.
47 Arm Self Store	Wherstead Road	IP2 8LY	Carpets Direct	X	Port customer only.
West Bank Area	Wherstead Road	IP2 8LY	aferryfreight	X	Port customer only.
West Bank Area	Wherstead Road	IP2 8LY	NWT Distribution Ltd	X	Port customer only.
West Bank Area	Wherstead Road	IP2 8LY	Ferryways	X	Port customer only.

## 10. Cavendish Street and White Elm Street

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
Units 2-4	5 Cavendish Street	IP3 8AX	<b>Vacant</b>	X	
Unit 1	5 Cavendish Street	IP3 8AX	Newey and Eyre Ltd	X	
Land adjacent	5 Cavendish Street	IP3 8AX	<b>Employment site 0.06ha with planning permission (11/00448/FUL)</b>	YES	Currently occupied by Hand Car Wash
9	Cavendish Street	IP3 8AX	Snakes and Ladders	X	
17	Cavendish Street	IP3 8AX	Raja Stores	X	
21	Cavendish Street	IP3 8AX	Prestige Car Repairs Ltd	X	
59-63	Cavendish Street	IP3 8AX	Grove Sprays	X	
75	Cavendish Street	IP3 8AX	Springvale Foods	X	
85	Cavendish Street	IP3 8AX	Kays Electronics Ltd	X	
Housing	Cavendish Street	IP3 8AX	Housing	X	
2	Cavendish Street	IP3 8BG	Speedy Central Services Ltd	YES	<b>Vacant</b>
46-70	Cavendish Street	IP3 8AX	Builders Equipment	X	
J J Wilson	White Elm Street	IP3 8BA	J J Wilson	X	
A T S	White Elm Street	IP3 8BA	Associated Tyre Specialists	X	

Vacant units 2 (1)

Vacant plots 1 (0) - 0.06ha

Figures in brackets are vacant units 2011-12

### 11. Holywells Close and Holywells Road Area

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
Unit 1	Trinity Street	IP3 0AB	Plumb Mate	X	
Unit 2	Trinity Street	IP3 0AB	Plumb Mate	X	
Units 3-4	Trinity Street	IP3 0AB	Crown Paints	X	
Unit 5	Trinity Street	IP3 0AB	<b>Vacant</b>	YES	K B Kent Blaxill
5-13	Unity Street	IP3 0AP	Car Rite & J T Elvin Ltd	X	
14-36	Unity Street	IP3 0AP	J T Elvin Ltd, Mrytle Road Car Sales & United Vehicle Services	X	
Unit 1	Holywells Close	IP3 0AW	Easy Joint	X	
Unit 2	Holywells Close	IP3 0AW	G W Tyres	X	
Units 3-5	Holywells Close	IP3 0AW	SCC Library Store	X	
Unit 7	Holywells Close	IP3 0AW	Barkers	X	
Unit 8	Holywells Close	IP3 0AW	<b>Vacant</b>	X	
Unit 10	Holywells Close	IP3 0AW	Anglian Roofing Supplies	X	
Unit 11	Holywells Close	IP3 0AW	Liquidline	X	
2	Cliff Road	-	Hawk Express Services	X	
6	Cliff Road	IP3 0AY	MAR Export	X	
8	Cliff Road	IP3 0AY	Willis Group	X	
10	Cliff Road	IP3 0AY	Axter Roofing	X	
12	Cliff Road	IP3 0AY	Greencarrier PTS Ltd	X	
1	Holywells Road	IP3 0DL	Anglia Motorcycles / Chris Self Motorcycles	X	
3	Holywells Road	IP3 0DL	Supertread Tyres	X	
5	Holywells Road	IP3 0DL	Kent Blaxill	X	<b>Vacant</b>
7-9	Holywells Road	IP3 0DL	Medi Plinth	X	
11	Holywells Road	IP3 0DL	Johnstone's Leyland Decorating Centre	YES	Clearance Decorating Outlet
15	Holywells Road	IP3 0DL	CVS (Anglia) Ltd, Isuzu Truck Ltd	X	
17	Holywells Road	IP3 0DL	FIS Windows Ltd & Albion Car Sales	X	
19	Holywells Road	IP3 0DL	<b>Vacant</b>	X	<b>Building Works Ongoing 13/00229/FUL</b>
21-23	Holywells Road	IP3 0DL	Ipswich Fireplace Centre	X	
25	Holywells Road	IP3 0DL	P Seager Engineers	X	
27	Holywells Road	IP3 0DL	<b>Vacant</b>	X	
29	Holywells Road	IP3 0DL	Ipswich Heating Components Ltd	X	
31-35	Holywells Road	IP3 0DL	MJS	X	
37-41	Holywells Road	IP3 0DL	Ipswich Tyre and Exhaust Centre	X	
43	Holywells Road	IP3 0DL	Jayar Cars and Commercial Factors	X	

Vacant Units 3 (4)

Vacant Plots 0 (0)

Figures in brackets are vacant units 2011-12

## 12. Landseer Road, Greenwich Close, Cliff Quay, Sandy Hill Lane, Raeburn Road South Area

Unit	Address	Post Code	Occupant 2012	Change of Occupant ?	New Occupant 2013
1	Greenwich Close	IP3 0DD	JCG	X	
2	Greenwich Close	IP3 0DD	DPL Electrical	X	
3	Greenwich Close	IP3 0DD	Westgate Precision Engineering	X	
4	Greenwich Close	IP3 0DD	DPL Electrical	X	
5	Greenwich Close	IP3 0DD	J.P. Spivey	YES	<b>Vacant</b>
6	Greenwich Close	IP3 0DD	Signs Express	X	
7	Greenwich Close	IP3 0DD	AMX Offset Services	X	
8	Greenwich Close	IP3 0DD	Collins and Curtis	X	
9	Greenwich Close	IP3 0DD	Crisp Engineering	X	
11	Greenwich Close	IP3 0DD	Crisp Engineering	X	
13	Greenwich Close	IP3 0DD	Benson Viscometers	X	
15	Greenwich Close	IP3 0DD	Benson Viscometers	X	
17	Greenwich Close	IP3 0DD	Dave Catchpole	YES	T & I Solutions Ltd
19	Greenwich Close	IP3 0DD	<i>Vacant</i>	YES	Legal Company Storage (B8) Occupier unknown
21-23	Greenwich Close	IP3 0DD	Extreme Muscle Gym	X	
25	Greenwich Close	IP3 0DD	Target Plant and Sales Ltd	X	
27	Greenwich Close	IP3 0DD	Columbus	X	
29	Greenwich Close	IP3 0DD	Columbus	X	
31	Greenwich Close	IP3 0DD	Iron Glaze	X	
33	Greenwich Close	IP3 0DD	Robert Forsdike Ltd	X	
Former Econorent	Toller Road	IP3 0BJ	<b>Vacant</b>	X	
Unit 2 Landseer Business Park	Landseer Road	IP3 0AZ	Riverside Clinic	X	Not closed.
Unit 4 Landseer Business Park	Landseer Road	IP3 0AZ	<b>Vacant</b>	X	
Unit 6 Landseer Business Park	Landseer Road	IP3 0AZ	<b>Vacant</b>	X	
9 + 11 Landseer Business Park	Landseer Road	IP3 0AZ	I S Logistics Ltd	X	No record found 2013
Units 8-20 Landseer Business Park	Landseer Road	IP3 0BD	Anglo Norden	X	
22-28 (Landseer Business Park)	Landseer Road	IP3 0AZ	IMOREX Shipping	X	
40	Landseer Road	IP3 0DG	Hardy Craske Fuels Ltd	X	
46 (Orwell Business Centre)	Landseer Road	IP3 0DB	<b>Vacant</b>	X	
60 and Vopak	Landseer Road	IP3 0BG	<b>Vacant</b>	X	
Shell Direct	Greenwich Road	IP3 0DE	<b>Vacant</b>	X	
Cliff Quay Brewery	Cliff Quay	IP3 0AZ	<b>Vacant</b>	X	
Anglo Norden	Greenwich Road	-	Anglo Norden Forest Products Ltd	X	
Former Cory Bros	Cliff Quay	IP3 0BZ	<b>Vacant</b>	X	
Grain Terminal	Cliff Quay	IP3 0BG	The Grain Terminal Ipswich Ltd	X	
Ipswich Port Ltd	Cliff Quay	-	The Grain Terminal Ipswich Ltd, IAWS Fertilizers	X	

70	Landseer Road	IP3 OBS	Bauder	X	
Department of Transport	Landseer Road	IP3 ODF	Dept of Transport	X	
Former Tallspan Norsk Hydro	Sandy Hill Lane	-	<b>Vacant (current planning permission for Retail Warehousing on 3.51ha - whole site 6.55ha)</b>	X	
86	Sandy Hill Lane	IP3 OHZ	isg Jackson Ltd	X	
88	Sandy Hill Lane	IP3 OBB	<b>Vacant</b>	X	
Horley Motors	Sandy Hill Lane	IP3 OHY	Horley Motors	X	
Unit 1 Cocksedge Business Park	Sandy Hill Lane	IP3 OHY	Strata Natural Stone	X	
Unit 2 Cocksedge Business Park	Sandy Hill Lane	IP3 OHY	Strata Natural Stone	X	
Units 3-5 Cocksedge Business Park	Sandy Hill Lane	IP3 OHY	SCC Records Management	X	
130	Sandy Hill Lane	IP3 ONA	Newmarket Plant Hire	X	
Former British Energy	Sandyhill Lane		<b>Vacant land (5.25ha) - not previously recorded</b>		
Former Volvo Concessionaires	Sandy Hill Lane	IP3 OHY	<b>Vacant land (5.85 ha) part used by Strata Stone</b>	X	
Freight Kare	Raeburn Road South	IP3 OET	Freight Kare, Cooks Waste Kare, Ipswich MiniSkip	X	
Securicor Centre	Raeburn Road South	IP3 OET	Group 4 Securicor	X	
Five Castles Press	Raeburn Road South	IP3 OET	The Print Factory	X	
Volvo site (south)	Raeburn Road South	IP3 OET	Not previously registered		<b>Vacant</b>

Vacant units 11 (9)

Vacant Plots 3 (3) -17.65 ha

Figures In brackets are vacant units 2012-13

#### Other Employers found through address / postcode records & Companies House

Lister Locks Ltd	Raeburn Road	IP3 OES	Britannia Storage & Distribution	X	No Ipswich record found in 2013
	Raeburn Road South	IP3 OET	P & P Haulage Ltd	X	Record found 2013
Van Ommeren Tank Terminal	Landseer Road	IP3 ODE	Butler Fuels	X	No Ipswich record found 2013
Van Ommeren Tank Terminal	Landseer Road	IP3 ODE	Pace Fuel Care	X	No Ipswich record found 2012
9 + 11 Landseer Business Park	Landseer Road	IP3 OAZ	I S Logistics Ltd	X	No record found 2013
Vopak Terminal	Cliff Quay	IP3 OBE	Eco Oil Ltd	X	No record found 2013
	Cliff Quay	IP3 OBS	Cory Bros	X	Record found 2013
Shed 14	Cliff Quay	IP3 OBG	IAWS Fertilizers	X	No record found 2013
	Cliff Quay	IP3 OBS	Clarksons (formerly Sentinel Shipping Services)	X	Record found 2013
No1 Shed	Cliff Quay	IP3 OBS	Southern Cement Ltd	X	Record found 2013
The Brewery Warehouse	Cliff Quay	IP3 OBE	Rapid Dispatch (Formerly Rapid Transport )	X	Record Found 2013
	Cliff Quay	IP3 OBE	Hythe Shipping (not previously recorded)	X	No record found 2013
Grain Terminal	Cliff Quay	IP3 OBG	Powell Duffryn Shipping Services (not previously recorded)	X	No record found 2013

### 13. Foxhall Road, Felixstowe Road, Stanley Avenue, Derby Road

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
Foxgrove Gardens	Foxhall Road		Housing site - complete		
Anglia Garage	Derby Road	IP3 8DJ	Coastal Building Supplies Ltd	X	
Concorde Garage	Derby Road	IP3 8DJ	<b>Vacant</b>	X	
Co-op Depot	Felixstowe Road	-	Ipswich & Norwich Co-operative Society Ltd	X	
Rosehill Centre	Felixstowe Road	-	Aldi/Co-op Foodstores	X	
22A	Hines Road	IP3 9BG	Concord Video and Film Council Ltd	X	
22B	Hines Road	IP3 9BG	Not previously recorded		Galaxsea
24	Hines Road	IP3 9BG	Alpha Cars	YES	Ready Power
237	Felixstowe Road	IP3 9BN	British Telecom	X	
239	Felixstowe Road	IP3 9BN	Rushmere Garden Estates	X	
239	Felixstowe Road	IP3 9BN	Sunningdale Maintenance (Ipswich) Ltd	X	
241	Felixstowe Road	IP3 9BN	Sunningdale Joinery	X	
Unit 1, 243	Felixstowe Road	IP3 9BN	The Fitness Unit Ltd	X	
Unit 2, 243	Felixstowe Road	IP3 9BN	AV Unit	X	
Unit 3, 243	Felixstowe Road	IP3 9BN	AV Unit	X	
247	Felixstowe Road	IP3 9BP	NACRO	X	
253	Felixstowe Road	IP3 9BN	Blockbuster	YES	<b>Vacant</b>
273-297	Felixstowe Road	IP3 9BN	Fork Rent, Redi Hire and Trucks 'R' Us	X	
255	Felixstowe Road	IP3 9BN	(Gardwell Security) GSL Dardon	X	
257	Felixstowe Road	IP3 9BN	Hughes Electrical	X	
259	Felixstowe Road	IP3 9BN	Ipswich Vehicle Refinishers Ltd	X	

Vacant Units 2(1)

Vacant Plots 0 (0)

Figures in brackets are vacant units in 2011-12



#### 14. Wright Road, Cobham Road

Unit	Address	Post Code	Occupant 2011	Change of Occupant?	New Occupant 2012
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services	X	
4	Wright Road	IP3 9JG	O B O Scaffolding	X	
6/6a	Wright Road	IP3 9JG	Genesis	X	
20	Wright Road	IP3 9JG	Speedy Hire	X	
Ipswich Transport Museum	Cobham Road	IP3 9JD	Ipswich Transport Museum	X	
Environment Agency	Cobham Road	IP3 9JD	Environment Agency	X	

Vacant Units 0 (0)

Vacant plots 0 (0)

Figures in brackets are vacant units 2010-11

### 15. The Drift, Leslie Road, Nacton Road

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
Unit 1 The Quadrangle Centre	The Drift	IP3 9QR	Chase Accountants Ltd	X	
Unit 2 The Quadrangle Centre	The Drift	IP3 9QR	Attitude Inc	X	
Unit 3 The Quadrangle Centre	The Drift	IP3 9QR	Crow Environmental	X	
Unit 4 The Quadrangle Centre	The Drift	IP3 9QR	Service Force	YES	<b>Vacant</b>
Unit 5 The Quadrangle Centre	The Drift	IP3 9QR	Send 4 it' & Portland Direct	YES	School Councils UK
Unit 6 The Quadrangle Centre	The Drift	IP3 9QR	<b>Vacant</b>	X	James Francis
Unit 7 The Quadrangle Centre	The Drift	IP3 9QR	Camilla Construction Ltd	YES	Topform Visual Communication
Unit 8 The Quadrangle Centre	The Drift	IP3 9QR	Mutual Media	X	
Unit 8 Ground Floor The Quadrangle Centre	The Drift	IP3 9QR	Jude Brady Foundation Charity (not previously recorded)	X	
Unit 9 The Quadrangle Centre	The Drift	IP3 9QR	Ellwood Electrical / BLT Direct	X	
Unit 10 The Quadrangle Centre	The Drift	IP3 9QR	Covertec	X	
Unit 11 The Quadrangle Centre	The Drift	IP3 9QR	PJ Print	YES	Rust and Kemp Builders
Units 12-13 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders	X	
Unit 14 The Quadrangle Centre	The Drift	IP3 9QR	Securus Storage Services	X	
Unit 15-16 The Quadrangle Centre	The Drift	IP3 9QR	P J Print	X	
Unit 17 The Quadrangle Centre	The Drift	IP3 9QR	Macmillan & Wright	X	
Unit 17a The Quadrangle Centre	The Drift	IP3 9QR	Nick Bourne	X	
Wolsey House, 2	The Drift	IP3 9QR	Snack Attack	X	<b>Vacant</b>
Wolsey House, 2	The Drift	IP3 9QR	Adrian P Keeble	X	<b>Vacant</b>
Wolsey House, 2	The Drift	IP3 9QR	O Cantinho	X	<b>Vacant</b>
Wolsey House, 2	The Drift	IP3 9QR	Lynden Property Company	X	
Wolsey House, 2	The Drift	IP3 9QR	ABC Mortgages	X	
Wolsey House, 2	The Drift	IP3 9QR	Hadleigh Road Industrial Estate Ltd	X	
Wolsey House, 2	The Drift	IP3 9QR	Acorn Company Management Ltd	X	
Wolsey House, 2	The Drift	IP3 9QR	Butterfly Magic	YES	Honey Pie Glass
Wolsey House, 2	The Drift	IP3 9QR	East Plumbing Maintenance Ltd	YES	<b>Vacant</b>
Wolsey House, 2	The Drift	IP3 9QR	Wood 'n' Stuff	YES	The Centre
Wolsey House, 2	The Drift	IP3 9QR	Ipswich Learning Centre	YES	<b>Vacant</b>
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church	X	
Units 1-2 QM Industrial Park	The Drift	IP3 9QR	Anglian Pumping Services Ltd	X	
Unit 3 QM Industrial Park	The Drift	IP3 9QR	UPS - Universal Panels and Systems	X	
Unit 4 QM Industrial Park	The Drift	IP3 9QR	Cartrad	X	

Unit 1 Altitude Business Park, 4	The Drift	IP3 9QN	Eclipse Sound & Light Ltd	X	
Unit 2 Altitude Business Park, 4	The Drift	IP3 9QN	Hammond Autoserv	X	
Unit 3 Altitude Business Park, 4	The Drift	IP3 9QN	Signs for you	X	
Unit 4 Altitude Business Park, 4	The Drift	IP3 9QN	484 Office Furniture Ltd (previously shown as vacant)	YES	<b>Vacant</b>
Unit 5 Altitude Business Park, 4	The Drift	IP3 9QN	Dyno Rod	X	
Unit 6 Altitude Business Park, 4	The Drift	IP3 9QN	<b>Vacant</b>	X	
Unit 7 Altitude Business Park	The Drift	IP3 9QR	TC Body n Paint	X	
Unit 8 Altitude Business Park	The Drift	IP3 9QN	<b>Vacant</b>	X	
Unit 9 Altitude Business Park	The Drift	IP3 9QN	<b>Vacant</b>	YES	T K Garnham
Unit10 Altitude Business Park	The Drift	IP3 9QN	<b>Vacant</b>	YES	Resolve Environmental
Unit 11 Altitude Business Park	The Drift	IP3 9QN	<b>Vacant</b>	X	
Unit 12 Altitude Business Park	The Drift	IP3 9QN	<b>Vacant not previously recorded)</b>	X	
Unit 14 Altitude Business Park	The Drift	IP3 9QN	Hemingstone Services	X	
Unit 15 Altitude Business Park	The Drift	IP3 9QN	Dyke's	X	
Unit 16-17 Altitude Business Park	The Drift	IP3 9QN	East Anglian Wholesale Florist Ltd	X	
Unit 18 Altitude Business Park	The Drift	IP3 9QN	<b>Vacant</b>	YES	Eco Services
Unit 19 Altitude Business Park	The Drift	IP3 9QN	Attitude Inc	X	
Unit 20 Altitude Business Park	The Drift	IP3 9QN	<b>Vacant</b>	X	
Unit 21 Altitude Business Park	The Drift	IP3 9QN	A P Lamp Distributors	X	
8	The Drift	IP3 9QR	Harsco Infrastructure	X	
10	The Drift	IP3 9QR	Quinto Crane and Plant Hire	X	
12	The Drift	IP3 9QR	Bradmanns Commercial Vehicle Repairs	X	
14	The Drift	IP3 9QR	Charterlink	X	
Alstons Furniture	Leslie Road	IP3 9QL	<b>Vacant</b>	X	
2-6	Leslie Road	-	<b>Vacant site (0.83 ha)</b>	X	
10	Leslie Road	IP3 9PL	<b>Vacant</b>	X	
12	Leslie Road	IP3 9QL	RPS Transport (Ipswich) Ltd	X	
14	Leslie Road	IP3 9PL	MG Kerry	X	
1 Alstons Court	Leslie Road	IP3 9PL	Central Tyre	X	
2 Alstons Court	Leslie Road	IP3 9PL	Sodexo	X	
3 Alstons Court	Leslie Road	IP3 9PL	<b>Vacant</b>	X	
4 Alstons Court	Leslie Road	IP3 9PL	Sonus Engineering Ltd	X	
5 Alstons Court	Leslie Road	IP3 9PL	SRC Systems	X	
6 Alstons Court	Leslie Road	IP3 9PL	Extreme Racing / M Smith	X	
7 Alstons Court	Leslie Road	IP3 9PL	The Garden Builders	YES	Crossfit
8 Alstons Court	Leslie Road	IP3 9PL	Allpoints	X	
9 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations	X	
10 Alstons Court	Leslie Road	IP3 9PL	<b>Vacant</b>	YES	Granite Transformations
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles	X	
12 Alstons Court	Leslie Road	IP3 9PL	Regan Autos	YES	<b>Vacant</b>
13 Alstons Court	Leslie Road	IP3 9LL	<b>Vacant</b>	X	
14-15 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics	X	

Former Crane's Factory site	Nacton Road	IP3 9QH	Vacant site (16.87ha within employment area - total vacant area 17.63ha)	YES	6,456 sq m sq m retail completed; Second phase of 6,132 sq m retail completed; <b><i>vacant site 10ha remaining for B class uses</i></b>
--------------------------------	-------------	---------	--	-----	--

Vacant Units 17(15)

Vacant Plots 2 (2) - 10.83 ha

Figures in brackets are vacant units 2011-12

## 16. Ransomes Europark, Nacton Road

Unit	Address	Post Code	Occupant 2012	Change of Occupant?	New Occupant 2013
1 - 3, & 5	Bluestem Road	IP3 9RR	Masons Paper Co	X	
6	Bluestem Road	IP3 9RR	Parts Center	X	
8 and 10	Bluestem Road	IP3 9RR	Sulzer, Dowding and Mills Ltd	X	
11	Bluestem Road	IP3 9RR	Claydon Skip hire Ltd	<b>YES</b>	<b>Vacant</b>
12	Bluestem Road	IP3 9RR	Hemisphere Freight Services	X	
12a	Bluestem Rd	IP3 9RT	John Grose	X	
13 - 17	Bluestem Road	IP3 9RR	Debach Enterprises / Hill Hire	X	
14	Bluestem Road	IP3 9RR	Simon Morris Ltd	X	
16	Bluestem Road	IP3 9RR	Vacant	<b>YES</b>	<b>Shield Shipping Ltd</b>
16a	Bluestem Road	IP3 9RR	Autofast Fix.com.ltd	X	
18	Bluestem Road	IP3 9RR	Plumbing Trade Supplies	X	
20	Bluestem Road	IP3 9RR	Reeves and Wright Ltd	X	
22	Bluestem Road	IP3 9RR	Ashe Converting Equipment	X	
1 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Debach Enterprises	X	
2 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Vacant	X	
3 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Vacant	X	
4 Yale Business Park	19-21 Bluestem Road	IP3 9RR	R J Dean Plasterer	YES	<b>Vacant</b>
5 - 6 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Premier Repro and Print	X	
7 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Vacant	X	
8 Yale Business Park	19-21 Bluestem Road	IP39RR	Vacant	X	
9 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Securus Storage / Databond (Records Management)	YES	<b>Vacant</b>
10 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Michael Smy & Gordon Rodwell - 'Dignity Funerals'	X	
11 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Eriks Service Centre and Worldwide	X	
12 Yale Business Park	19-21 Bluestem Road	IP3 9RR	Vacant	<b>YES</b>	<b>Gripfixings Ltd</b>
13-15 Yale Business Park	19-21 Bluestem Road	IP3 9RR	John Parker Fixings	X	
30	Bluestem Road	IP3 9RR	Menzies Distribution / John Menzies plc	X	
34	Bluestem Road	IP3 9RR	RNLI	X	
1	Belfry Road	IP3 9RR	Carters	X	
23	Bluestem Road	IP3 9RR	UK Mail	X	
25	Bluestem Road	IP3 9RR	SEA Transport Ltd	X	
27	Bluestem Road	IP3 9RR	PV Kits Direct	X	
29	Bluestem Road	IP3 9RR	Climate Centre	X	
31	Bluestem Road	IP3 9RR	NHS	X	
33	Bluestem Road	IP3 9RR	Bridges Logistics and Shield Shipping	X	
35	Bluestem Road	IP3 9RR	Shield Shipping Ltd	<b>YES</b>	<b>Vacant</b>
36	Bluestem Road	IP3 9RR	Notcutts Nurseries	<b>YES</b>	<b>Thompson and Morgan</b>
38	Bluestem Road	IP3 9RT	Pik-a-Pak	X	

2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust	X	
6	Foxtail Road	IP3 9RT	<b>Not previously recorded</b>	<b>Yes</b>	<b>Tank Auto Engineering</b>
8	Foxtail Road	IP3 9RT	Suffolk Resprays/ Auto-Vision Windscreens	X	
10	Foxtail Road	IP3 9RT	Haven Garden Furniture	X	
12	Foxtail Road	IP3 9RT	Ipswich Wines and Beers	X	
14	Foxtail Road	IP3 9RT	Sail Medic	X	
16	Foxtail Road	IP3 9RT	Ipswich Wines and Beers	X	
18 and 20	Foxtail Road	IP3 9RT	SIG Fixings	X	
22	Foxtail Road	IP3 9RT	Pipeline Centre	X	Pipe Centre
24	Foxtail Road	IP3 9RT	Plumb Base	X	
26	Foxtail Road	IP3 9RT	Volvo Truck & Bus	X	
Bentek House, 28	Foxtail Road	IP3 9RT	Bentek/Copy IT Digital	X	
30	Foxtail Road	IP3 9RT	Ipswich Plastics	X	
1	Foxtail Road	IP3 9RT	Vacant	X	
3 and 5	Foxtail Road	IP3 9RT	Royal Mail	X	
7	Foxtail Road	IP3 9RT	Screwfix	X	
9	Foxtail Road	IP3 9RT	Karl King Transport Ltd	X	
11	Foxtail Road	IP3 9RT	Karl King Transport Ltd	X	
13	Foxtail Road	IP3 9RT	Karl King Transport Ltd	X	
15	Foxtail Road	IP3 9RT	Karl King Transport Ltd	X	
32	Foxtail Road	IP3 9BE	John Grose - Ford	X	
34	Foxtail Road	IP3 9RT	Profoil Systems Ltd	X	
1	Bermuda Road	IP3 9RU	Plumb City	X	
2	Bermuda Road	IP3 9RU	Crafty Crocodiles	X	
3	Bermuda Road	IP3 9RU	Plas-u-fix	X	
4	Bermuda Road	IP3 9RU	Bartrum Mowers	X	
5	Bermuda Road	IP3 9RU	Crafty Crocodiles	X	
6	Bermuda Road	IP3 9RU	The Barnes Group Ltd	X	
7	Bermuda Road	IP3 9RU	The Bed Factory / Carpet 1st	X	
8	Bermuda Road	IP3 9RU	Barnes	X	
9	Bermuda Road	IP3 9RU	Barnes	X	
11	Bermuda Road	IP3 9RU	Foskers	<b>YES</b>	<b>Vacant</b>
2 (NatWest House)	The Sandlings	IP3 9YY	National Westminster Bank	X	
1 K Line House	West Road	IP3 9SX	K Line Europe Ltd	X	
2 K Line House	West Road	IP3 9SX	Vacant	X	
3 K Line House	West Road	IP3 9SX	Axter	X	
4A K Line House	West Road	IP3 9SX	Integrated Fostering Services	X	
4B K Line House	West Road	IP3 9SX	Old Hat	<b>YES</b>	<b>Diginat</b>
5 K Line House	West Road	IP3 9SX	1st Hydroponics	X	
6 K Line House	West Road	IP3 9SX	Attitude Inc	X	
7 K Line House	West Road	IP3 9SX	Model Signage Solutions	X	
8 K Line House	West Road	IP3 9SX	The Window Film Centre	X	
9 K Line House	West Road	IP3 9SX	K' Line Europe Ltd	X	
1	Alpha Terrace, West Rd	IP3 9SX	Kings Coffee House	X	
2	Alpha Terrace, West Rd	IP3 9SX	Ashton Design Company	X	
3	Alpha Terrace, West Rd	IP3 9SX	Concept Design Services Ltd	X	
4	Alpha Terrace, West Rd	IP3 9SX	Deben Diagnostics Ltd	X	

5	Alpha Terrace, West Rd	IP3 9SX	Zarges	X	
6	Alpha Terrace, West Rd	IP3 9SX	Morgan Woods & Absolute Rentals	<b>YES</b>	<b>Vacant</b>
7	Alpha Terrace, West Rd	IP3 9SX	Lifetime Financial Solutions	X	
1	Beta Terrace, West Rd	IP3 9SX	Chubb	<b>YES</b>	<b>QDOS Communications Ltd</b>
2	Beta Terrace, West Rd	IP3 9SX	Commercial Finance Brokers CFB (UK)	X	
3	Beta Terrace, West Rd	IP3 9SX	Alchemy Wines Ltd	X	
4	Beta Terrace, West Rd	IP3 9SX	Home Instead Senior Care	X	
5	Beta Terrace, West Rd	IP3 9SX	Strand Freight Ltd	X	
6	Beta Terrace, West Rd	IP3 9SX	Alton Windows Ltd	X	
7	Beta Terrace, West Rd	IP3 9SX	Vacant	<b>YES</b>	<b>R J DeanPlasterers Ltd</b>
8	Beta Terrace, West Rd	IP3 9SX	Chubb	X	
9	Beta Terrace, West Rd	IP3 9SX	David Saxby	YES	<b>Vacant</b>
10	Beta Terrace, West Rd	IP3 9SX	David Saxby	<b>YES</b>	<b>Agile Technical Solutions</b>
11	Beta Terrace, West Rd	IP3 9SX	Desktop Training	X	
12	Beta Terrace, West Rd	IP3 9SX	Labels Plus Ltd	X	
13	Beta Terrace, West Rd	IP3 9SX	Glass & Metal Designs	X	
14	Beta Terrace, West Rd	IP3 9SX	RIF Worldwide	<b>YES</b>	<b>C P L Foods Ltd</b>
Conifer House	Gamma Terrace, West Rd	IP3 9SX	Swift Telecom Ltd	X	
1	Gamma Terrace, West Rd	IP3 9SX	Westminster Recliners	X	
2	Gamma Terrace, West Rd	IP3 9SX	Vacuum Reflex	<b>YES</b>	<b>Westminster Recliners</b>
3	Gamma Terrace, West Rd	IP3 9SX	Fairs and Baker Ltd	X	
4	Gamma Terrace, West Rd	IP3 9SX	Universal Asset Protection	<b>YES</b>	<b>FCC Environmental</b>
4a	Gamma Terrace, West Rd	IP3 9SX	D4 Health, D4 Date	<b>YES</b>	<b>Silver Lining Estate Planning</b>
5	Gamma Terrace, West Rd	IP3 9SX	Digi Bee	X	
5a	Gamma Terrace, West Rd	IP3 9SX	Provident Personal Credit	<b>YES</b>	<b>Policy Bee</b>
6	Gamma Terrace, West Rd	IP3 9SX	Pearson Financial	<b>YES</b>	<b>Vacant</b>
6a	Gamma Terrace, West Rd		Previously combined with Unit 6	<b>YES</b>	<b>Vacant</b>
7	Gamma Terrace, West Rd	IP3 9SX	Mencap	X	
7a	Gamma Terrace, West Rd	IP3 9SX	Marexport	<b>YES</b>	<b>Mancap</b>
8	Gamma Terrace, West Rd	IP3 9SX	Asset Monitoring Solutions Ltd	X	
9 (1st Floor)	Gamma Terrace, West Rd	IP3 9SX	Drummand Park Ltd	X	

9a (Ground Floor)	Gamma Terrace, West Rd	IP3 9SX	Penny Lane Computers	X	
10	Gamma Terrace, West Rd	IP3 9SX	Ultra Glow	X	
11	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems (Eastern)Ltd	X	
12	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems (Eastern)Ltd	X	
1a	Delta Terrace, West Rd	IP3 9SX	Electricity Alliance	<b>YES</b>	<b>National Grid</b>
1b	Delta Terrace, West Rd	IP3 9SX	Vacant	X	
2a (Ground Floor)	Delta Terrace, West Rd	IP3 9SX	Print4U	X	
2b (First Floor)	Delta Terrace, West Rd	IP3 9SX	Electricity Alliance	<b>YES</b>	<b>National Grid</b>
3 and 3a	Delta Terrace, West Rd	IP3 9SX	XS Platforms	<b>YES</b>	<b>Vacant</b>
4 (Ground Floor)	Delta Terrace, West Rd	IP3 9SX	NIS Ltd	<b>YES</b>	<b>SS Facilities</b>
4a	Delta Terrace, West Rd	IP3 9SX	<b>Vacant</b>	<b>YES</b>	<b>SS Facilities</b>
5	Delta Terrace, West Rd	IP3 9SX	Giles Insurance Brokers	X	
6	Delta Terrace, West Rd	IP3 9SX	Waste Recycling Group	<b>YES</b>	<b>Vacant</b>
7 a & b	Delta Terrace, West Rd	IP3 9SX	Harmoni	X	
8 (Ground Floor)	Delta Terrace, West Rd	IP3 9SX	Kiln Regional Underwriting Ltd	X	
9	Delta Terrace, West Rd	IP3 9SX	Ashton Design Company	YES	Care UK
9a (Ground Floor)	Delta Terrace, West Rd	IP3 9SX	<b>Not previously recorded</b>	<b>YES</b>	<b>Gardner Denver</b>
10 - 11a	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA	X	
12	Delta Terrace, West Rd	IP3 9SX	South East Health Ltd	<b>YES</b>	<b>D4 data 24</b>
12a	Delta Terrace, West Rd	IP3 9SX	South East Health Ltd	<b>YES</b>	<b>D4 data 24</b>
14a	Delta Terrace, West Rd	IP3 9SX	The Training Experts	<b>YES</b>	<b>Vacant</b>
14	Delta Terrace, West Rd	IP3 9SX	AA Drivetech	<b>YES</b>	<b>Plan-It</b>
15	Delta Terrace, West Rd	IP3 9SX	Crane Building Services & Utilities	X	
Epsilon House	West Road	IP3 9SX	Conference Centre and office suites	X	Multiple occupiers - some units vacant
Omega House now combined into Epsilon House	West Road	IP3 9SX	Conference Centre and office suites	X	Multiple occupiers - some units vacant
Crane House	West Road	IP3 9SX	Crane Building Services and Utilities	X	
Stanley House	West Road	IP3 9SX	Woodbridge Engineering Co Ltd	X	
2 and 6	Central Avenue	IP3 9SL	CINRAM	X	
7	Central Avenue	IP3 9QG	Ransomes Jacobsen	X	
8-16	Central Avenue	IP3 9SL	<b>Vacant land (2.36ha)</b>	X	
9	Central Avenue	IP3 9SL	Brinor Warehousing & Distribution Ltd	X	
11	Central Avenue	IP3 9SL	GMA Warehousing and Transport	X	
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport	YES	European Warehousing



26	Central Avenue	IP3 9SL	Cardinal Maritime	<b>YES</b>	<b>UK Mail</b>
28	Central Avenue	IP3 9SL	Sea Transport Ltd	X	
30	Central Avenue	IP3 9SL	Parcel Force	X	
Site K1	Wentworth Road	IP3 9SW	<b>Vacant land (0.88ha)</b>	X	
Site K3	Wentworth Road	IP3 9SW	<b>Vacant land (0.36ha)</b>	<b>YES</b>	<b>Certas Energy</b>
1	Wentworth Road	IP3 9SW	Buildbase	X	
S&P House, 1a	Wentworth Road	IP3 9SW	Soler and Palau	X	
3	Wentworth Road	IP3 9SW	Driving Test Centre	X	
5	Wentworth Road	IP3 9GU	Henbrandt – The Harlequin Brand	X	
Adjacent 5 (IP/06/00022/REM)	Wentworth Road	IP3 9SJ	<b>Vacant land (1.11ha)</b> planning permission part implemented	X	
6	Wentworth Road	IP3 9SW	Home Store Self Storage	X	
IP/08/00504/FUL	Land opposite 21 The Havens		Vacant land (0.81ha)	<b>YES</b>	<b>H B Commercial</b>
1	Edison Close	IP3 9GU	Vacant	<b>YES</b>	<b>SCDC Maintenance</b>
3	Edison Close	IP3 9GU	Eurocell	X	
5	Edison Close	IP3 9GU	Vacant	<b>YES</b>	<b>C J Electrical Elements</b>
7	Edison Close	IP3 9GU	CJ Electrical Elements	X	
2	Edison Close	IP3 9GU	Medlock Electrical Distributor & Control Gear Distributors	X	
21	The Havens	IP3 9SJ	Makro	X	
1 Melford Court, 4	The Havens	IP3 9SJ	Jardine, Lloyd Thompson (JLT)	<b>YES</b>	<b>Vacant</b>
2 Melford Court, 4	The Havens	IP3 9SJ	Ansaback	X	
Freehold House, 6-8	The Havens	IP3 9SJ	Ipswich Building Society	X	
10 (Meditate House)	The Havens	IP3 9SJ	MSC Shipping	X	
11	The Havens	IP3 9SJ	David Lloyd	X	
15	The Havens	IP3 9SJ	Nidera	X	
16	The Havens	IP3 9SJ	PKF Accountants/ Landex	<b>YES</b>	<b>BDO Accountants &amp; Business Advisors</b>
18	The Havens	IP3 9SJ	KDM and Svensk Homes	X	
20	The Havens	IP3 9SJ	Allport	X	
22	The Havens	IP3 9SJ	Allport	X	
24 –28	The Havens	IP3 9SJ	RBS	X	
17	The Havens		Vacant land (0.50ha)	<b>YES</b>	Fire Station
Site I	The Havens		<b>Vacant land (2.18ha, of which 0.50ha covered by IP/10/00992/FPC - Fire Station) - balance 1.68ha</b>	X	
30	The Havens	IP3 9SJ	Lancaster Group Mercedes Benz / Smart Car	X	
32	The Havens	IP3 9SJ	Haven Power	X	
Land adjacent to No.32	The Havens	IP3 9SJ	<b>Not previously recorded</b>	<b>YES</b>	<b>Haven Power</b>
IP/05/00241/FUL	The Havens		<b>Vacant land (0.77ha)</b> planning permission part implemented	<b>YES</b>	<b>Haven Power</b>
Site F	The Havens		<b>Vacant land (1.71ha)</b>	X	
Vacant land	Lytham Road		<b>Vacant land (1.60ha)</b>	X	
1	Augusta Close	IP3 9SS	Ipswich Toyota	X	
3	Augusta Close	IP3 9SS	The Swallow (Brewer's Fayre Public House and Restaurant)	X	
Premier Inn, 3	Augusta Close	IP3 9SS	Premier Inn	X	

2	Augusta Close	IP3 9SS	Marshalls Vauxhall Car Sales	X	
4	Augusta Close	IP3 9SS	Marshall Kia Chevrolet	X	
1 Basepoint Centre	70 The Havens	IP3 9BF	Finance East Ltd	X	
2 Basepoint Centre	70 The Havens	IP3 9BF	Go Tankers (GT Transport Ltd)	YES	<i>Sea Kargo Ltd</i>
3 Basepoint Centre	70 The Havens	IP3 9BF	Ikon Training Ltd	X	
4 Basepoint centre	70 The Havens	IP3 9BF	Ruskim Seafoods	YES	<i>Wilson Forwarding</i>
5 Basepoint centre	70 The Havens	IP3 9BF	DRAX	YES	<i>Prime Global Logistics</i>
6 Basepoint centre	70 The Havens	IP3 9BF	Agile Technical Solutions	YES	<i>Miller Wash Associates LLP</i>
7 Basepoint centre	70 The Havens	IP3 9BF	Equity Estates Projects Ltd	X	
8 Basepoint centre	70 The Havens	IP3 9BF	Mallam Consultancy Ltd	YES	<i>Billie Box</i>
9 Basepoint centre	70 The Havens	IP3 9BF	Chase Resources Ltd	X	
10 Basepoint centre	70 The Havens	IP3 9BF	Efficacy Solutions Ltd	X	
11 Basepoint centre	70 The Havens	IP3 9BF	Above & Beyond Care Ltd	X	
12 Basepoint centre	70 The Havens	IP3 9BF	Thor Systems Ltd	YES	<i>East Suffolk Hydrotherapy</i>
13 Basepoint centre	70 The Havens	IP3 9BF	Dunblue Ltd	YES	<i>Vacant</i>
14 Basepoint centre	70 The Havens	IP3 9BF	Leftcore Technologies Ltd	YES	<i>Vacant</i>
15 Basepoint centre	70 The Havens	IP3 9BF	LSM Brickwork Ltd	X	
16 Basepoint centre	70 The Havens	IP3 9BF	Clarifi Consulting	YES	<i>Vacant</i>
17 Basepoint centre	70 The Havens	IP3 9BF	Sea Kargo Ltd	YES	<i>So Active</i>
18 Basepoint centre	70 The Havens	IP3 9BF	Virya Technologies	YES	<i>Bristo Holland Ltd</i>
19 Basepoint centre	70 The Havens	IP3 9BF	Go Tankers (GT Transport Ltd)	YES	<i>Jeremy Stewart Chartered Accountants</i>
20 Basepoint centre	70 The Havens	IP3 9BF	Go Tankers (GT Transport Ltd)	YES	<i>Jeremy Stewart Chartered Accountants</i>
21 Basepoint centre	70 The Havens	IP3 9BF	Anthony Morris Design & Marketing	X	
22 Basepoint centre	70 The Havens	IP3 9BF	Claro Solutions	X	
23 Basepoint centre	70 The Havens	IP3 9BF	Brian Quinton	YES	<i>Suffolk Careline</i>
24 Basepoint centre	70 The Havens	IP3 9BF	Seven Social Care	YES	<i>Claro Solutions</i>
25 Basepoint centre	70 The Havens	IP3 9BF	Suffolk Careline / Community Voice Ltd	X	
26 Basepoint centre	70 The Havens	IP3 9BF	Suffolk Careline / Community Voice Ltd	YES	<i>Identity Web Design</i>
27 Basepoint centre	70 The Havens	IP3 9BF	Brian Quinton	YES	<i>Swann Staff Recruiting</i>
28 Basepoint centre	70 The Havens	IP3 9BF	Simpleclick	YES	<i>iMarketing Ltd</i>
29 Basepoint centre	70 The Havens	IP3 9BF	Elementalle	X	
30 Basepoint centre	70 The Havens	IP3 9BF	Appicology	YES	<i>Orwell Computers</i>
31 Basepoint centre	70 The Havens	IP3 9BF	Business Nanny	YES	<i>Harden Associated Ltd</i>
32 Basepoint centre	70 The Havens	IP3 9BF	East Suffolk Hypnotherapy	YES	<i>Personal Cover Management</i>
33 Basepoint centre	70 The Havens	IP3 9BF	JK & F Goldstein Ltd	X	
34 Basepoint centre	70 The Havens	IP3 9BF	Langham Group	YES	<i>Yellow Jelly and Partners</i>
35 Basepoint centre	70 The Havens	IP3 9BF	Identity Web Design Ltd	YES	<i>Vacant</i>
36 Basepoint centre	70 The Havens	IP3 9BF	Miller Wash Associates LLP	YES	<i>Media Search</i>
37 Basepoint centre	70 The Havens	IP3 9BF	Langham Group	YES	<i>Varega Ltd</i>
38 Basepoint centre	70 The Havens	IP3 9BF	Suffolk Careline / Community Voice Ltd	X	

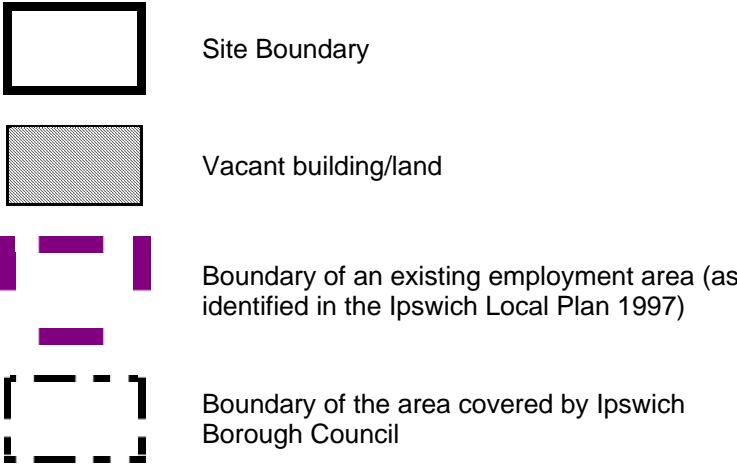
39 Basepoint centre	70 The Havens	IP3 9BF	Safety Critical Communications	X	
40 Basepoint centre	70 The Havens	IP3 9BF	Wesselton Associates	X	
41 Basepoint centre	70 The Havens	IP3 9BF	Wesselton Associates	X	
42 Basepoint centre	70 The Havens	IP3 9BF	Blind Veterans UK	X	
43 Basepoint centre	70 The Havens	IP3 9BF	Spence Johnson Ltd	X	
44 Basepoint centre	70 The Havens	IP3 9BF	Miller Wash Associates LLP	<b>YES</b>	<i>Nice Computer Man Ltd</i>
45 Basepoint centre	70 The Havens	IP3 9BF	Varega Ltd	<b>YES</b>	<i>HSC Professional</i>
46 Basepoint centre	70 The Havens	IP3 9BF	Jeremy Stewart Chartered Accountants	<b>YES</b>	<i>Cooper Supplies</i>
47 Basepoint centre	70 The Havens	IP3 9BF	Section Design	<b>YES</b>	<i>Cardinal Chambers</i>
48 Basepoint centre	70 The Havens	IP3 9BF	Rubious	X	
53 Basepoint Centre	70 The Havens	IP3 9BF	Pime 4 Print Ltd	<b>YES</b>	<i>Baytree Catering</i>
54 Basepoint Centre	70 The Havens	IP3 9BF	Vacant	<b>YES</b>	<i>Bakers of Suffolk</i>
55 Basepoint Centre	70 The Havens	IP3 9BF	Vacant	X	
56 Basepoint Centre	70 The Havens	IP3 9BF	Geosphere Env Ltd	<b>YES</b>	<i>Vacant</i>
57 Basepoint Centre	70 The Havens	IP3 9BF	Vacant	X	
58 Basepoint Centre	70 The Havens	IP3 9BF	Prefect	X	
59 Basepoint Centre	70 The Havens	IP3 9BF	Colin Ascot	X	
60 Basepoint Centre	70 The Havens	IP3 9BF	Half Moon Foods Ltd	X	
61 Basepoint Centre	70 The Havens	IP3 9BF	The Space	X	
62 Basepoint Centre	70 The Havens	IP3 9BF	Refresh Wellness	X	
63 Basepoint Centre	70 The Havens	IP3 9BF	Russel Freight International	<b>YES</b>	<i>Gavin King Photography</i>
64 Basepoint Centre	70 The Havens	IP3 9BF	Pro Signs and Graphics	<b>YES</b>	<i>Dunne Consultancy Ltd</i>
65 Basepoint Centre	70 The Havens	IP3 9BF	PA Centre Ipswich Sound Solutions	X	
66 Basepoint Centre	70 The Havens	IP3 9BF	Ipswich Fitness	X	
67a & b Basepoint Centre	70 The Havens	IP3 9BF	Nnable & Haven Power	X	
<i>New units added in 2012 monitoring report (surveyed September 2013)</i>					
68 Basepoint Centre	70 The Havens	IP3 9BF	Seven Social Care		
69 Basepoint Centre	70 The Havens	IP3 9BF	BM Tankering		
70 Basepoint Centre	70 The Havens	IP3 9BF	Treanter Bacon	<b>YES</b>	<i>Action Coach LLP (East Anglia)</i>
71 Basepoint Centre	70 The Havens	IP3 9BF	Paul Smith Design Services Ltd	<b>YES</b>	<i>Chase Resource Ltd</i>
72 Basepoint Centre	70 The Havens	IP3 9BF	Yellow Jelly & Partners	<b>YES</b>	<i>Ross Dean Photography</i>
73 Basepoint Centre	70 The Havens	IP3 9BF	Jane Goodchild Ltd	<b>YES</b>	<i>Vacant</i>
74 Basepoint Centre	70 The Havens	IP3 9BF	Biglittle.Pixel	<b>YES</b>	<i>Paul Smith Design Services Ltd</i>
75 Basepoint Centre	70 The Havens	IP3 9BF	RB Media Ltd (Ruffles & Barnes)		
76 Basepoint Centre	70 The Havens	IP3 9BF	Credo Financial Solutions Ltd	<b>YES</b>	<i>Tyson Cooper Ltd</i>

Vacant Units 28 (22 )

Vacant Plots 6 (8) – 9.34 ha

Figures in brackets are for vacant units 2011-12

**Reference for plans of Employment Areas 1 to 16 (on following pages)**



The plans on the following pages are based upon the Ordnance Survey mapping - © Crown copyright and database right 2013. Ordnance Survey Licence number 100021566

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.