

Employment Land Availability

(at April 2011)

December 2011

IPSWICH LOCAL DEVELOPMENT FRAMEWORK



IPSWICH
BOROUGH COUNCIL

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Useful Contact Names at Ipswich Borough Council

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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 in the Adopted Local Plan 1997) and sites with current planning permissions for employment use are monitored annually and updated in the report. This ELA report covers the period between 1st April 2010 and 31st March 2011. 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, industrial processes and research and development);

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 20.63 hectares (ha) to 75.77 ha across the whole of Ipswich at April 2011 due to an increase in the total area of sites with unimplemented planning permission including the former Crane's site. The total consists of 2.85 ha with unimplemented planning permission, 20.09 ha on allocated land and 52.83 ha of vacant land within identified employment areas. Completions on allocated and existing employment sites for the current monitoring year has been recorded as zero hectares.

Planning permissions for employment sites (over 100 sqm) for the monitoring year 2010-11 is 6.93 ha, of which 4.08 ha are either extensions or new buildings within existing employment areas or change of use between different employment use classes, therefore not constituting any additional land for employment.

Survey of Employment Areas

All identified employment areas in the Adopted Local Plan 1997 are surveyed annually for the monitoring of vacant units and plots. The objective of the survey is to monitor the supply of employment land to provide accurate and up-to-date data for the Local Development Framework's evidence base and to measure the effectiveness of policies. This year the total number of vacant units is 118, which is 36 less than the previous year. There has been a rise in the number of vacant plots from 13 to 18.

ASSESSMENT OF LAND AVAILABLE FOR EMPLOYMENT USE

Sites with unimplemented planning permission (floor space over 100sqm)

Use Classes Order	Hectares
Full Planning	
B1(a)	1.80
B1(b)	0
B1(c)	0
B2	1.05
B8	0
Sui Generis	0
Outline Planning Permissions	0
<u>TOTAL 1</u>	<u>2.85</u>

These applications (see pages 7-14) are not included in the above table as they are either for an extension or new building within an existing employment area (identified in the 1997 Adopted Local Plan) or for a change of use between different employment uses and so do not constitute additional employment land.

Sites proposed for employment use in the Ipswich Local Plan 1997

Site	Hectares Remaining
5.2 Southern part of the Island Site, Wet Dock	0
5.3 Northern Quays of Wet Dock – Whole site (3.0 ha) has full planning permission	0
5.5 Eastern Quays of Wet Dock, south of Patteson Road – Whole site (2.46 ha) has full planning permission but awaiting S106 agreement	0
5.6 Burtons, Star Lane – (07/00555/Ful Planning permission for hotels, retail & office space)	0
5.7 West of New Cut South of Felaw Street – currently being used as Car Park	1.66
5.17 Land north of Bath Street – Whole site (1.42 ha) completed	0
5.18 Land south of Bath Street – IP/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	0
9.1 Quadling Street/ New Cardinal Street – Multiplex site (all (1.55 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 – Whole site (2.45 ha) with outline permission	0
9.4 Land to the north east corner of St Matthew's Street	0.14
9.5 Land north of Bury Road – 1.7 ha with full planning permission (remaining 2.0 ha now a retail park)	0
9.6 Cliff Quay Power Station – 6.07 ha completed	4.53
9.7 The Ash Tip, Cliff Quay	2.29
9.8 Land south of Bell Terminal, River Orwell	11.32
<u>TOTAL 2</u>	<u>20.09</u>

Vacant land within existing Employment Areas

1 White House Industrial Estate	2.80
5 Hadleigh Road Industrial Estate	7.94
7 Handford Road, Ranelagh Road, Russell Road, Portman's Walk, Princess Street, Commercial Road, Chancery Road & Constantine Road	0.44
12 Greenwich Close, Landseer Road, Cliff Quay, Sandy Hill Lane & Raeburn Road	12.17
15 The Drift, Leslie Road and Nacton Road	17.7
16 Ransomes Europark	11.78
<u>TOTAL 3</u>	<u>52.83</u>
<u>TOTAL 1+2+3</u>	<u>75.77</u>

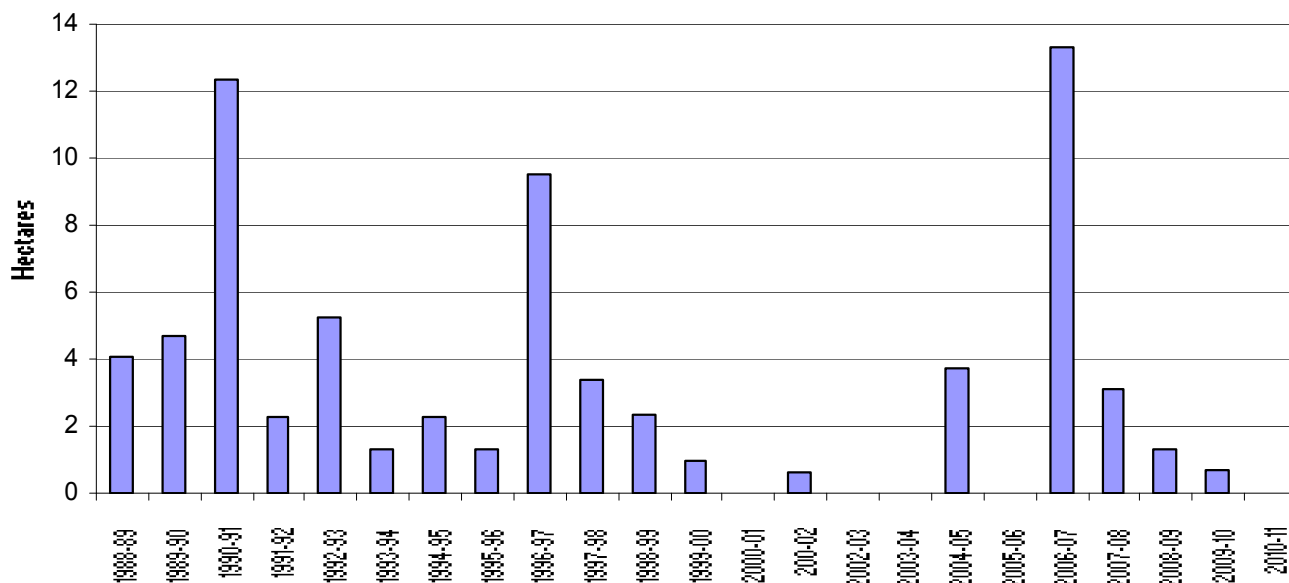
ASSESSMENT OF THE TAKEUP OF EMPLOYMENT LAND (Hectares)

Completions on Allocated and Existing Employment Sites

Mid 1988 - Mid 1989	4.06	
Mid 1989 - Mid 1990	4.72	
Mid 1990 - Mid 1991	12.36	
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	1.30	
Mid 1996 - Mid 1997	9.52	
Mid 1997 - Mid 1998	3.36	
Mid 1998 - Mid 1999	2.35	
Mid 1999 - Mid 2000	1.00	
Mid 2000 - Mid 2001	0.00	
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Mid 2001 - Mid 2002	0.64	
Mid 2002 - Mid 2003	0.00	
Mid 2003 - Mid 2004	0.00	
Mid 2004 - Mid 2005	3.69	
Mid 2005 - Mid 2006	0 *	
Mid 2006 - Mid 2007	13.30	
Mid 2007 - Mid 2008	3.12	
Mid 2008 - Mid 2009	1.30	
Mid 2009 - Mid 2010	0.72	
Mid 2010 - Mid 2011	0	
TOTAL	<u>72.58</u>	(3.02 hectares per year)
Total from mid 2001 onwards	<u>22.77</u>	(2.28 hectares per year)

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

Takeup of Employment Land



Part 1: Planning Applications

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for A2 (Financial and Professional Services)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/10/00157/FUL	52 Fore Street	22.4.10	79	0.01	Change of use from A1 to A2	n/a
IP/10/00484/FUL	166 St John's Rd	13.7.10	35	0.03	Change of use from A1 to A2	n/a
			Total	0.04 ha		
			Total less hashed figures	0.04 ha		

These figures are only for monitoring purposes and are not counted in employment land.

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for (Business) B1 (a)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/10/00860/FUL	35-39 St Peters St	22/12/2010	#382	#0.04	Temporary Change of use from A3 to B1	n/a
IP/08/00249/FUL	1-3 Orwell Quay	02/05/2008	824	0.12	Change of use of Unit R from A3 use to offices (B1(a) or A2) uses.	n/a
IP/08/00353/FUL	4 Orwell Retail Park, Ranelagh Road	31/07/2008	4690	1.45	Change of use from retail warehouse to B1 Offices, provision of external works including landscaping	n/a
IP/08/00626/FUL	Land Adjacent to 12 Duke Street	24/10/2008	1301	0.06	Erection of office block (Class B1 (a) or A2 (7 floors), formation of vehicular access, car parking and ancillary works.	n/a
IP/08/00958/FUL	17 Portman Road	06/02/2009	1127	0.17	Demolition of existing single storey rear extension and erection of three storey rear extension plus alterations	n/a
			Total	1.84 ha		
			Total less hashed figures	1.80 ha		

see Assessment of Land page

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for (Business) B1 (b)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
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Total	0
Total less hashed figures	0

(Also see IP/08/00106/FUL in B2 listing)

see Assessment of Land page

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for (Business) B1 (c)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/08/00852/FUL	32 Boss Hall Road	05/12/2008	848	#0.45	Change of use from fine art salesroom (sui generis) to business/light industry (B1) with associated alterations to elevations	4
IP/09/00706/FUL	20 Knightsdale Road	22/12/2009	279	#0.10	Sub-division of depot and part change of use to Class B1 (Light industrial - printer cartridge re-filling).	2

Total 0.55 ha
Total less hashed figures 0.00 ha

see Assessment of Land page

(Also see IP/08/00106/FUL in B2 listing)

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for B2 (General Industry)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/08/00106/FUL	204 Ranelagh Road	07/08/2008	3122	1.05	Refurbishment and sub-division of no. 204 into 6 units (B1, B2 or B8) with ancillary retail counter sales (units 2, 3, 4 and 5) and erection of single-storey unit for B1, B2 or B8 purposes with ancillary retail counter sales	n/a
IP/09/00798/FUL	Airport Garage, Nacton Road	22/01/2010	#188	#0.25	Part demolition of existing building erection of new motor vehicle repair workshop and change of use from builders merchants to motorist centre	n/a

Total 1.30 ha
Total less hashed figures 1.05 ha

see Assessment of Land page

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for B8 (Storage and Distribution)**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
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IP/10/00200/FUL	2 Bermuda Road	20/04/2010	#181	#0.02	Change of use from B2 to B8	16
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Total 0.02 ha
Total less hashed figures 0 ha

see Assessment of Land page

(Also see IP/08/00106/FUL in B2 listing)

**EMPLOYMENT SITES WITH PLANNING PERMISSION
for Sui Generis ***

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/08/00339/FUL	1 Ransomes Way	06/06/2008	1106	#0.38	Erection of workshop for service, repair and MOT testing for cars and light commercial vehicles	n/a
IP/08/00504/FUL	Land opposite 21 The Havens	20/08/2008	#3570	#0.79	Erection of workshops for service, repair and MOT testing	16
IP/10/00992/FPC	17 The Havens	20/01/2011	#1470	#0.50	Erection of workshops for service, repair and MOT testing	16
			Total	1.67 ha		
			Total less hashed figures	0.00 ha		

see Assessment of Land page

* Sui Generis is a term which refers to a use on its own. Any planning use not falling within a specific class within the Use Classes Order, falls under this category. Planning permission is therefore required for any change.

**EMPLOYMENT SITES WITH
OUTLINE PLANNING PERMISSION**

Application Number	Address/Location of Site	Date of Approval	Floor Space (m²)	Area (Hectares)	Approved Use Class and Details	Plan Number
IP/11/00238/OUT	53-65 White House Road	27/05/2011	7283	#1.55	Renewal of outline planning application 08/00017/OUT for business estate development comprising of eleven 2 and 3 storey blocks (Class B1 + B2) generating 7283m2 gross floor space and vehicular access and car parking (prev. 04/01102/OUT)	1
			Total	1.55 ha		
			Total less hashed figures	0 ha		

see Assessment of Land page

TOTALS
CURRENT PLANNING PERMISSIONS

	Total #	Total Other	Total# + Other
B1 (a) - Business	0.04	1.80	1.84
B1 (b) - Business	0.00	0.00	0.00
B1 (c) - Business	0.55	0.00	0.55
B2 - General Industry	0.25	1.05	1.30
B8 - Storage & Distribution	0.02	0.00	0.02
Sui Generis	1.67	0.00	1.67
Outline	1.55	0.00	1.55
Total in Pipeline	4.08	2.85	6.93

Note;

All figures given are hectares

planning permissions that are either i) extensions or new buildings within existing employment areas or ii) changes of use between different employment uses

Part 2: Survey of Employment Areas (May 2011)

1. White House Industrial Estate

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
731	Old Norwich Road	IP1 6LD	Vacant site(2.80ha)	X	
Unit 1a, Alpha Business Park, 2	White House Road	IP1 5LT	Model Signage Solutions	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	X	
Unit 4, Alpha Business Park, 14	White House Road	IP1 5LT	Safer Neighbourhood Team	X	
Units 5-7, Alpha Business Park, 16-18	White House Road	IP1 5LT	Cephas Care	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	Vacant	X	
Unit 10, Alpha Business Park, 24	White House Road	IP1 5LT	Vacant	X	
Unit 11, Alpha Business Park, 26	White House Road	IP1 5LT	Vacant	X	
Unit 12, Alpha Business Park, 28	White House Road	IP1 5LT	Drop in Centre	YES	Vacant
30	White House Road	IP1 5LX	Jackson Civil Engineering / SHE French Ltd	X	
32	White House Road	IP1 5LX	REH Kennedy	X	
Unit 1, Dencora House, 34	Whitehouse Road		Vacant	YES	Viridor
Unit 2, Dencora House, 34	Whitehouse Road		Foster Denovo	YES	Saffron Building Society
Unit 3, Dencora House, 34	Whitehouse Road		Foster Denovo	YES	Street, Luscombe & Partners
Unit 4, Dencora House, 34	Whitehouse Road		Synergy Systems	X	
Unit 5, Dencora House, 34	Whitehouse Road		Yeoman Windows	YES	Vacant
Unit 6, Dencora House, 34	Whitehouse Road		YMCA Training Ltd	X	
Unit 7, Dencora House, 34	Whitehouse Road		YMCA Training Ltd	X	
Unit 8, Dencora House, 34	Whitehouse Road		YMCA Training Ltd	X	
Unit 9, Dencora House, 34	Whitehouse Road		YMCA Training Ltd	X	
Unit 10, Dencora House, 34	Whitehouse Road		YMCA Training Ltd	X	
Unit 1, Dencora Business Centre, 36	White House Road	IP1 5LZ	AC Leigh	X	
Unit 2, Dencora Business Centre, 36	White House Road	IP1 5LZ	Fast Forward Music	X	
Unit 3, Dencora Business Centre, 36	White House Road	IP1 5LZ	Fast Forward Music	X	
Unit 4, Dencora Business Centre, 36	White House Road	IP1 5LZ	Fast Forward Music	X	
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	SIG Trading/Regional Roofing Ltd *	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	Vacant	X	
Suffolk Suite, Unit 10, Dencora Business Centre, 36	White House Road	IP1 5LZ	Vacant	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	Vacant	X	
Dorset Suite, Unit 10, Dencora Business Centre, 36	White House Road	IP1 5LZ	Vacant	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	Vacant	X	
Durham Suite, Unit 10, Dencora Business Centre, 36	White House Road	IP1 5LZ	Vacant	X	
Hereford Suite, Unit 10, Dencora Business Centre, 36	White House Road	IP1 5LZ	VT Plus Training	YES	Babcock Training
Surrey Suite, Unit 10, Dencora Business Centre, 36	White House Road	IP1 5LZ	VT Plus Training	YES	Babcock Training
Somerset Suite, Unit 10, Dencora Business Centre, 36	White House Road	IP1 5LZ	Wesseton Associates	YES	Vacant

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	Acquired for Easystore	X	
40	White House Road	IP1 5NX	Suffolk County Council	X	
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	Vacant	X	
4 Quantum Business Park	Whitehouse Road	IP1 5NX	Vacant	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	Comp Air	YES	Gardner Denver
Beacon House	Whitehouse Road		Attwells Solicitors llp	X	
Beacon House	Whitehouse Road		Ross Coross llp	YES	Sanctuary Hereward Housing
Beacon House	Whitehouse Road		Vacant	YES	Experiences Connect
Beacon House	Whitehouse Road		Vacant	YES	Atkins/Highways Agency
Beacon House	Whitehouse Road		Vacant	YES	Fred Olsen Ltd
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd	X	
2	Goddard Road	IP1 5NP	Purling Travel	YES	
3	Goddard Road	IP1 5NP	P & O Ferrymasters	YES	Suffolk County Council
4	Goddard Road	IP1 5NP	UK Poultry	X	
6	Goddard Road	IP1 5NP	Ipswich Engineering (IEC)	X	
8 & 10	Goddard Road	IP1 5NP	Autoglass	X	
12	Goddard Road	IP1 5NP	Design & Artwork	YES	Greenshoots
14	Goddard Road	IP1 5NP	Lever Press Ltd	YES	Purlings
16	Goddard Road	IP1 5NP	Enterprise Car Hire	X	
18	Goddard Road	IP1 5NP	Fred Olsen Ltd	X	
20	Goddard Road	IP1 5NP	Vacant	YES	Wurth
22	Goddard Road	IP1 5NP	Lock Well Electrical Wholesalers	YES	Vacant
24	Goddard Road	IP1 5NP	Salon Services	X	
26	Goddard Road	IP1 5NP	F1 Auto Centre	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	X	
2	Goddard Road East	IP1 5NY	Plumb Centre	X	
2 Olympus Close	Olympus Close	IP1 5LJ	Land currently leased by Fred Olsen Ltd	X	
1 Olympus Close	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd	X	
Petrotechnik / UPP Systems, 8 Olympus Close	Olympus Close	IP1 5LJ	Petrotechnik / UPP Systems	YES	Franklin Fuelling Systems
West Engineering	Olympus Close	IP1 5LJ	West Engineering	X	
Speedy Space	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	X	
Unit 1, Olympus Close Industrial Park, 61 Olympus Close	Olympus Close	IP1 5LJ	Routeco Plc	YES	Acorn Architectural Ironmongery
Unit 2, Olympus Close Industrial Park, 59 Olympus Close	Olympus Close	IP1 5LJ	Garnham Switchgear Ltd	YES	Elec-Check
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	Vacant	X	
Unit 5, Olympus Close Industrial Park, 53	Olympus Close	IP1 5LJ	Vacant	YES	Auto windscreens
Unit 6, Olympus Close Industrial Park, 51	Olympus Close	IP1 5LJ	Vacant	YES	DX Network Systems
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	Vacant	YES	Lean Business
Unit 9, Olympus Close Industrial Park, 45	Olympus Close	IP1 5LJ	CTS Trade Frames Ltd	YES	Chips Away Car Care Centre
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	Cartech	X	
Unit 12, Olympus Close Industrial Park, 39	Olympus Close	IP1 5LJ	Vacant	YES	Safeway Tyres & Exhausts
Unit 13, Olympus Close Industrial Park, 37	Olympus Close	IP1 5LJ	Cambridge Build Ltd	YES	G H Services
Unit 14, Olympus Close Industrial Park, 35	Olympus Close	IP1 5LJ	Vacant	YES	Fusion Sign Systems
Unit 15, Olympus Close Industrial Park, 33	Olympus Close	IP1 5LJ	DASK Party Store	YES	Vacant
Unit 16, Olympus Close Industrial Park, 31	Olympus Close	IP1 5LJ	Vacant	YES	TV Ideal
Unit 1 Whitehouse Business Centre	Lovetofts Drive	IP1 5NZ	Lombard Shipping	X	
Unit 2 Whitehouse Business Centre	Lovetofts Drive	IP1 5NZ	Cowells-Arrow	X	
Unit 3 Whitehouse Business Centre	Lovetofts Drive	IP1 5NZ	Vacant	X	
Unit 4 Whitehouse Business Centre	Lovetofts Drive	IP1 5NZ	Lombard Shipping	X	
Unit 5 Whitehouse Business Centre	Lovetofts Drive	IP1 5NZ	IP Pallets	YES	Lombard Shipping Co

Vacant units 16 (29)

Vacant Plots 1 - 2.80ha

Figures in brackets () are vacant units/plots in 2009-10

2. Dales Road/Knightsdale Road area

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
20	Knightsdale Road	IP1 4JJ	Printing Supplies	X	
20A	Knightsdale Road	IP1 4JJ	Vacant	YES	Motor Guru
22-24	Knightsdale Road	IP1 4JJ	Firetrace	X	
26-30	Knightsdale Road	IP1 4JJ	Metalec Engineering	YES	Vacant
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	Needhams	X	
44A	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation	X	
43	Knightsdale Road	IP1 4JJ	Gosling Group	X	
Unit 1, Cristal Business Centre, 47	Knightsdale Road	IP1 4JQ	Munro Importers	X	
Unit 2, Cristal Business Centre, 47	Knightsdale Road	IP1 4JQ	An Accounting Gem Limited	X	
Unit 3, Cristal Business Centre, 47	Knightsdale Road	IP1 4JQ	Lynden House	X	
Unit 4, Cristal Business Centre, 47	Knightsdale Road	IP1 4JQ	Orwell Insurance Services Ltd	X	
Unit 5, Cristal Business Centre, 47	Knightsdale Road	IP1 4JQ	Red Eye Records	X	
Unit 6, Cristal Business Centre, 47	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 Acre	YES	Suffolk Deaf Association
4	Wharfedale Road	IP1 4JP	CHEFS	X	
6	Wharfedale Road	IP1 4JP	Cater Care Group Services	X	
8	Wharfedale Road	IP1 4JP	Steve White Industrial Roofing	X	
10	Wharfedale Road	IP1 4JP	Vacant	YES	SG Engineering
12	Wharfedale Road	IP1 4JP	Hanbury (FP) Ltd	YES	Vacant
14	Wharfedale Road	IP1 4JP	Unknown	YES	NHS
16	Wharfedale Road	IP1 4JP	Vacant	YES	NHS
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	
40	Wharfedale Road	IP1 4JP	Vacant		
40-44	Wharfedale Road	IP1 4JP	Vacant		
71-75	Dales Road	IP1 4JR	Harts Carpet World	X	
79	Dales Road	IP1 4JR	Vacant	YES	Hartwood Flooring & Furnishing
81	Dales Road	IP1 4JR	(new unit not previously listed separately)	YES	Scrummies
83	Dales Road	IP1 4JR	KBB Centre	X	
85	Dales Road	IP1 4JR	Wholesale Granite Ltd	X	
89	Dales Road	IP1 4JR	Indespension	X	
91	Dales Road	IP1 4JR	Rail Tech	X	
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	Davies Catering Equipment	X	
Unit 3 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Atec Trade Ltd	YES	Vacant
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	MC Robinson t/a WR Edward	X	
Unit 6 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Vacant	X	
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	X	
Unit 10 Dales Court Business Centre, 95	Dales Road	IP1 4JR	Vance Plasterers Ltd	X	
Unit 11 Dales Court Business Centre, 95	Dales Road	IP1 4JR	The Hot Sausage Company	X	
Unit 12 Dales Court Business Centre, 95	Dales Road	IP1 4JR	S R Calver Building Contractors	X	
Unit 12a Dales Court Business Centre, 95	Dales Road	IP1 4JR	Print Room Services Ltd	X	
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	Drainage Plus	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 (7)

Vacant Plots 0

Figures in brackets () are vacant units/plots in 2009-10

3. Eastway Business Park, Sproughton Road

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
Billington Food Services Ltd	Europa Way	IP1 5DL	Billington Food Services Ltd	X	
Anglian Willhire	Europa Way	IP1 5DL	Anglian Willhire	X	
Northgate Vehicle Hire	Europa Way	IP1 5DL	Thrifty Hire	YES	Northgate Vehicle Hire
Remainder of employment area completed housing site					

Vacant Units 0 (0)

Vacant Plots 0

Figures in brackets () are vacant units/plots in 2009-10

4. Boss Hall Industrial Estate, Sproughton Road

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
Dairy Crest	Boss Hall Road	IP1 5BN	Dairy Crest	X	
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Service Bay	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 Leyland Decorating Centre	X	
5	Boss Hall Road	IP1 5BN	Vacant	YES	Geesinknorba
5a	Boss Hall Road	IP1 5BN	Ipswich Hydraulics	X	
6	Boss Hall Road	IP1 5BN	Print Wright	YES	Vacant
6a	Boss Hall Road	IP1 5BN	Ipswich Hydraulics	YES	Vacant
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	Beldham Burghman Ltd	X	
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	Vacant	YES	Tip and Lift
12	Boss Hall Road	IP1 5BN	Big Fun UK	YES	Vacant
13	Boss Hall Road	IP1 5BN	Vacant	YES	Fairview Lifting Gear
14	Boss Hall Road	IP1 5BN	Bee Bee Refinishing Supplies Ltd / Standox	X	
15	Boss Hall Road	IP1 5BN	Vacant	YES	East of England Co-op
16	Boss Hall Road	IP1 5BN	Vacant	YES	East of England Co-op
17	Boss Hall Road	IP1 5BN	Vacant	YES	East of England Co-op
18	Boss Hall Road	IP1 5BN	Vacant	YES	East of England Co-op
19	Boss Hall Road	IP1 5BN	Vacant	YES	Hawke Taxis
20	Boss Hall Road	IP1 5BN	Vacant	YES	East of England Co-op
20a	Boss Hall Road	IP1 5BN	East of England Co-op	YES	Vacant
21	Boss Hall Road	IP1 5BN	Dairy Crest	X	
22-31	Boss Hall Road	IP1 5BN	Ipswich and Norwich Co-op Society	X	East of England Co-op
33	Boss Hall Road	IP1 5BN	JL Bragg Ltd	X	
34	Boss Hall Road	IP1 5BN	Vacant	YES	Not Known
35	Boss Hall Road	IP1 5BN	Techno-graphic	X	
36	Boss Hall Road	IP1 5BN	Vacant	X	Factair
37	Boss Hall Road	IP1 5BN	Unknown	X	Unknown
38	Boss Hall Road	IP1 5BN	Suffolk Fasteners	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	X	
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	X	

Vacant Units 4 (11)

Vacant Plots 0

Figures in brackets () are vacant units/plots in 2009-10

5. Hadleigh Road Industrial Estate

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
Bolton Aerospace	Hadleigh Road	IP2 0EG	Bolton Aerospace	X	
Western House, Floor 1	Hadleigh Road	IP2 0HP	Vacant	YES	Samskip MCL
Western House, Floor 2	Hadleigh Road	IP2 0HP	Sea Wheel Ltd	YES	Samskip MCL
Western House, Floor 3	Hadleigh Road	IP2 0HP	Vacant	YES	Samskip MCL
Western House, Floor 4	Hadleigh Road	IP2 0HP	Vacant	YES	Network Rail
Western House, Floor 5	Hadleigh Road	IP2 0HP	Vacant	YES	Network Rail
Former Harris	Hadleigh Road	-	Vacant (6.79 ha)	X	
Norris House	Hadleigh Road	IP2 0HU	CJ Electricals	X	
160	Hadleigh Road	IP2 0HH	Morgan Ashurst	YES	Brightspace
178 – 184	Hadleigh Road	-	Warner's / Haymills / AGA Cookers	YES	Vacant
Rear of 164-190	Elton Park Works	-	Oilite Bearings Ltd	YES	Vacant
Unit 1a	Elton Park Works	IP2 0DD	Lucas Transport Services	X	
Unit 2a	Elton Park Works	IP2 0DD	Clarks	X	
Unit 3a	Elton Park Works	IP2 0DD	Vacant	YES	New City Storage
Unit 4a	Elton Park Works	IP2 0DD	Vacant	YES	Smart Touch
Unit 1b	Elton Park Works	IP2 0DD	Vacant	YES	P Stevenson Joinery
Unit 2b	Elton Park Works	IP2 0DD	H&F Auto Services MOT Testing Centre		AA Motor Medic
Unit 3b	Elton Park Works	IP2 0DD	Network Rail / Balfour Beatty	YES	Vacant
Unit 4b	Elton Park Works	IP2 0DD	H&F Auto Service	YES	AA Motor Medic
Unit 5b	Elton Park Works	IP2 0DD	Lindsay & Gant	?	Not Known
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	?	Not Known
Unit 4c	Elton Park Works	IP2 0DD	Vacant	YES	Not Known
Unit 5c	Elton Park Works	IP2 0DD	W S Services	YES	Vacant
Unit 6c	Elton Park Works	IP2 0DD	Connaught Partnerships Ltd	YES	Vacant
Vacant land	Elton Park Works	IP2 0HU	Vacant (1.15 ha)	X	
	Elton Park Works	IP2 0HU	Easy Store24/7		Not previously recorded
Tubeway Sales	Elton Park Works	IP2 0HN	Tubeway Sales	X	
Ellenor House	Elton Park Works	IP2 0DD	Carillion	X	
A&R Building	Elton Park Works	IP2 0DQ	A&R Building and Management Contracts	YES	Suffolk Transport Ltd
Marine & Auto Electrics	Elton Park Works	IP2 0DD	Marine & Auto Electrics	X	
Storage Warehouse	Elton Park Works	IP2 0DD	Dream Windows	YES	East Anglian Mini Centre
1	Dunlop Road	IP2 0UG	Renault	YES	Universal Tyre & Autocentre
7	Dunlop Road	IP2 0UG	Semer Plant and Tool Hire	X	
Graphic House,9,	Dunlop Road	IP2 0UG	Boswell Printers	X	
9	Dunlop Road	IP2 0UG	XL Windows	X	
11	Dunlop Road	IP2 0UG	Woodside Promotions/Capital Hair & Beauty/ XL Garage Doors	YES	Capital Hair & Beauty Supplies
2	Dunlop Road	IP2 0UG	Cavalier Haulage	X	
Unit 7 Rutherford Centre, 4	Dunlop Road	IP2 0UG	Careforce	YES	Mears Care Ltd
Unit 6 Rutherford Centre, 6	Dunlop Road	IP2 0UG	Acescott Management Services	X	
Units 4-5 Rutherford Centre, '8 & 10	Dunlop Road	IP2 0UG	Defacto Software	X	
Unit 3 Rutherford Centre,'12	Dunlop Road	IP2 0UG	Vacant	X	
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	MB Martial Arts Supercentre	X	
1 Brookhouse Business Park	Brunel Road	IP2 0EF	David Josef House Clearance	YES	Cabsmart
2 Brookhouse Business Park	Brunel Road	IP2 0EF	Top Catz	YES	Vacant
3 Brookhouse Business Park	Brunel Road	IP2 0EF	Top Catz	YES	Sharp Aesthetics
4 Brookhouse Business Park	Brunel Road	IP2 0EF	Fitness and Beauty	YES	Balloon Occasions
5 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant	X	
6 Brookhouse Business Park	Brunel Road	IP2 0EF	Ipswich Tarpaulins	YES	Auto-Look
7 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant	YES	Simba Sports Products
8 Brookhouse Business Park	Brunel Road	IP2 0EF	Sano UK	YES	Vacant
9 Brookhouse Business Park	Brunel Road	IP2 0EF	Vacant	YES	Auto-Gnosis
10 Brookhouse Business Park	Brunel Road	IP2 0EF	G&A Fire Protection Ltd	X	
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	Vacant	YES	IEM Caterquip
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	Vacant	X	
18 Brookhouse Business Park	Brunel Road	IP2 0EF	EES Ltd	X	
19 Brookhouse Business Park	Brunel Road	IP2 0EF	Eastern Entertainment Services Ltd	X	
20 Brookhouse Business Park	Brunel Road	IP2 0EF	Oriental Express	YES	Seasons Ltd
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	321 Printing	X	
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	Vacant	YES	Best Badges
7	Bailey Close	IP2 0UD	Vacant	YES	Wardley Electronics
9	Bailey Close	IP2 0UD			Vacant
11	Bailey Close	IP2 0UD			Vacant
13	Bailey Close	IP2 0UD			Vacant
15	Bailey Close	IP2 0UD	Vacant	YES	Frost Motor Sport Services
8	Bailey Close	IP2 0UD	Window Clean Centre	X	
6	Bailey Close	IP2 0UD	Vacant	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	X	
7	Arkwright Road	IP2 0UB	Vacant	YES	Gofer Ltd
11	Arkwright Road	IP2 0UB	Edmunson Electrical Ltd	X	
13	Arkwright Road	IP2 0UB	Vacant	YES	BOC Gas & Gear
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	JD Lifting Ltd	YES	Kocurek Excavators
6	Crompton Road	IP2 0UQ	Arrowpak Ltd	YES	Vacant
8	Crompton Road	IP2 0UQ	Tradequip / Wickes Ltd	X	
5	Crompton Road	IP2 0UQ	Booker Cash & Carry	X	

1	Baird Close	IP2 0UF	Home Express Delivery Services Ltd	X	Now t/a Yodel
2	Baird Close	IP2 0UF	Fuller Davis Printing	X	
1	Whittle Road	IP2 0JB	Suffolk County Council	X	
6 & 8	Whittle Road	IP2 0UH	The Mansion House & J Mattison Bedding Group	X	
7 (Gipping House)	Whittle Road	IP2 0UH	Ipswich Borough Contracts	X	

Vacant Units 15 (18)

Vacants Plots 2 - 7.94 ha

Figures in brackets () are vacant units/plots in 2009-10

6. South of London Road, east of Scrivener Drive

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
517	London Road	IP2 0ST	YMCA Training	X	
1	Scrivener Drive	IP2 0SD	Vacant	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	X	
9	Scrivener Drive	IP2 0SD	Suffolk Scrap Store Project	X	

Vacant Units 1 (1)

Vacant Plots 0

Figures in brackets () are vacant units/plots in 2009-10

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

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
VA Marriott	Handford Road	IP1 2BA	VA Marriott	YES	<i>Vacant</i>
British Telecom	Bibb Way	IP1 2EQ	British Telecom	X	
Housing site	Handford Road		Housing site	X	
7	Portman's Walk	IP1 2DW	Royal Mail (vehicle parking)	YES	<i>Vacant land (0.13 ha)</i>
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	X	
12	Portman's Walk	IP1 2DW	Auto Look	X	
14	Portman's Walk	IP1 2DW	<i>Vacant</i>	X	
16-20	Portman's Walk	IP1 2DW	John R Cox	X	
22	Portman's Walk	IP1 2DW	MSJ Body Repairs	YES	<i>Vacant</i>
24	Portman's Walk	IP1 2DW	MSJ Body Repairs	YES	John R Cox
26	Portman's Walk	IP1 2DW	Hella	YES	<i>Vacant</i>
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	X	
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	
2	New Cardinal St	IP1 1QE	Temporary Car Park (10/00780)	X	
141	Princes Street	IP1 1QJ	Hedges Car Sales	YES	Public Car Park
143	Princes Street	IP1 1QJ	Europcar	YES	<i>Vacant</i>
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	<i>Vacant</i>
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	Fitness First	X	
Endeavour House, 8	Russell Road	IP1 2QW	Suffolk County Council	X	
3-7	Russell Road		<i>Vacant (0.31 hectares)</i>	X	
9-13	Russell Road	IP1 2DE	<i>Vacant</i>	X	Consent 11/00173 for change to A2
Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Borough Council	X	
19	Russell Road	IP1 2DE	<i>Vacant</i>	X	
21	Russell Road	IP1 2DE	Premier Store	X	
Gipping Court, 4	Constantine Road	IP1 2EB	NTL and SCC	X	
2	Constantine Road	IP1 2DH	Suffolk County Council	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 7 (3)

Vacant Plots 2 - 0.44 ha

Figures in brackets () are vacant units/plots in 2009-10

8. Dock Street, Great Whip Street and Gower Street

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
8 & 12	Dock Street	IP2 8ET	FJD Commercials	X	
2 – 6	Great Whip Street	IP2 8EY	DHL	YES	Vacant
8	Great Whip Street	IP2 8EY	Universal Tyres	YES	Vacant
10	Great Whip Street	IP2 8EY	Chancery Garage Ltd	X	
1	Gower Street	IP2 8EX	CRC	X	
2	Gower Street	IP2 8EX	Handfield Accessories	X	
3	Gower Street	IP2 8EX	Rookyard Development	X	
4	Gower Street	IP2 8EX	All UK Signs	X	
5	Gower Street	IP2 8EX	Carpet Solutions	X	
6	Gower Street	IP2 8EX	Premier Formes	X	
7	Gower Street	IP2 8EX	<i>Vacant</i>	YES	Ultimate Flooring Solutions
7a	Gower Street	IP2 8EX	R W Bond Printers	X	
8	Gower Street	IP2 8EX	Vacant	X	
9	Gower Street	IP2 8EX	Vacant	X	
10	Gower Street	IP2 8EX	Dynamite Displays / Straight 2 Canvas	X	
11	Gower Street	IP2 8EX	Design and Graphics	X	
12	Gower Street	IP2 8EX	Al Capone's Kitchen / Spice of India	X	
13	Gower Street	IP2 8EX	Vacant	X	
14	Gower Street	IP2 8EX	Vacant	X	

Vacant Units 6 (5)

Vacant Plots 0

Figures in brackets () are vacant units/plots in 2009-10

9. Riverside Industrial Park and West Bank area

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
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	Trade Supply Windows	X	
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	X	
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	SCC Archaeological Service	X	
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	X	
Unit 6, Riverside Industrial Park	Rapier Street	IP2 8JX	DHL	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	Vacant	X	
Unit 10, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	X	
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs	X	
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	The Bathroom Collection/Mason CIE Ltd	X	
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	X	
Unit 14, Riverside Industrial Park	Rapier Street	IP2 8JX	Impact East	X	
Unit 15, Riverside Industrial Park	Rapier Street	IP2 8JX	Paint Plus	YES	Vacant
Unit 16, Riverside Industrial Park	Rapier Street	IP2 8JX	Let's Party	YES	Vacant
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	Vacant	X	
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	YES	Canny Work & Leisurewear
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Mason CIE Ltd	X	
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	X	
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	ABP	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	X	
West Bank Area	Wherstead Road	IP2 8NB	Dyer Welding	X	
West Bank Area	Wherstead Road	IP2 8LY	Dunn Bros	X	

Vacant Units 9 (8)

Vacant Plots 0

Figures in brackets () are vacant units/plots in 2009-10

Other employers found through address/postcode records

West Bank Area	Wherstead Road	IP2 8NB	Felixstowe International Shipping Ltd		
West Bank Area	Wherstead Road	IP2 8NB	ERF Molloy Ltd		
West Bank Area	Wherstead Road	IP2 8NB	Community Shipping Ltd		
West Bank House, West Bank Terminal	Wherstead Road	IP2 8NB	Cobelfret CDMR (Incorporating Ferryways)		
West Bank Area	Wherstead Road	IP2 8NB	Baltic Forest Lines and ARM Self Storage PLC		
The Gatehouse West Bank Terminal	Wherstead Road	IP2 8NB	Westbank Timber Ltd, G & C Slatings Ltd and Northern Wood Terminals Ltd		
47 Arm Self Store	Wherstead Road	IP2 8LY	Carpets Direct		

10. Cavendish Street and White Elm Street

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
5	Cavendish Street	IP3 8AX	Newey and Eyre Ltd	X	
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	X	
85	Cavendish Street	IP3 8AX	Kays Electronics Ltd	X	
Housing	Cavendish Street	IP3 8AX	Housing	X	
2	Cavendish Street	IP3 8BG	Speedy Hire	X	
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 0 (0)

Vacant Plots 0

Figures in brackets () are vacant units/plots in 2009-10

11. Holywells Close and Holywells Road area

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
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	Rexel Senate	X	
5	Unity Street	IP3 0AP	J T Elvin Ltd covered by IP/07/01033/FUL	X	
6-13	Unity Street	IP3 0AP	Bee Line Taxi Ltd	YES	Car Rite
14-36	Unity Street	IP3 0AP	1st Call Trading	YES	Mrytle Road Car Sales
Unit 1	Holywells Close	IP3 0AW	Require IT	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	Vacant	X	
Unit 10	Holywells Close	IP3 0AW	Anglian Roofing Supplies	X	
Unit 11	Holywells Close	IP3 0AW	B H Ellis and Son	X	
2	Cliff Road	-	Vacant	YES	MAR Export
6	Cliff Road	IP3 0AY	Vacant	YES	Willis Group
8	Cliff Road	IP3 0AY	PTS	X	
10	Cliff Road	IP3 0AY	PTS	X	
12	Cliff Road	IP3 0AY	PTS	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	
7-9	Holywells Road	IP3 0DL	Medi Plinth	X	
11	Holywells Road	IP3 0DL	Johnstone's Leyland Decorating Centre	X	
15	Holywells Road	IP3 0DL	CVS (Anglia) Ltd, Isuzu Truck Ltd	X	
17	Holywells Road	IP3 0DL	FIS Windows Ltd	X	
19	Holywells Road	IP3 0DL	Vacant	X	
21-23	Holywells Road	IP3 0DL	Ipswich Fireplace Centre	X	
25	Holywells Road	IP3 0DL	P Seager Engineers	X	
27	Holywells Road	IP3 0DL	Vacant	YES	Ipswich Tyre & Exhaust Centre
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 2 (5)

Vacant Plots 0

Figures in brackets () are vacant units/plots in 2009-10

12. Landseer Road, Greenwich Close/Road, Cliff Quay, Sandy Hill Lane & Raeburn Road South area

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
1	Greenwich Close	IP3 0DD	Vacant	X	
2	Greenwich Close	IP3 0DD	DPL Electrical	X	
3	Greenwich Close	IP3 0DD	Westgate	X	
4	Greenwich Close	IP3 0DD	Eclipse	YES	DPL Electrical
5	Greenwich Close	IP3 0DD	Vacant	X	
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	Marine Services Eastern Ltd	YES	Vacant
11	Greenwich Close	IP3 0DD	Crisp Engineering	X	
13	Greenwich Close	IP3 0DD	Vacant	YES	Benson Viscometers
15	Greenwich Close	IP3 0DD	Not Known	YES	Benson Viscometers
17	Greenwich Close	IP3 0DD	Dave Catchpole	X	
19	Greenwich Close	IP3 0DD	Vacant	X	
21-23	Greenwich Close	IP3 0DD	EAM Printers	YES	Vacant
25	Greenwich Close	IP3 0DD	Target Plant and Sales Ltd	X	
27	Greenwich Close	IP3 0DD	Vacant	X	
29	Greenwich Close	IP3 0DD	Columbus	X	
31	Greenwich Close	IP3 0DD	Iron Glaze	X	
33	Greenwich Close	IP3 0DD	Robert Forsdike	X	
Former Econorent	Toller Road	IP3 0BJ	Vacant	X	
2	Landseer Road	IP3 0AZ	Riverside Clinic	X	
4	Landseer Road	IP3 0AZ	Vacant	X	
6	Landseer Road	IP3 0AZ	Vacant	X	
8-20	Landseer Road	IP3 0AZ	Anglo Norden	X	
22-28 (Landseer Business Park)	Landseer Road	IP3 0AZ	IMOREX	X	
40	Landseer Road	IP3 0DG	Watson Petroleum Ltd	YES	Hardy Craske
46 (Orwell Business Centre)	Landseer Road	IP3 0DB	43 Cabs Ltd	YES	Vacant
60 and Vopak	Landseer Road	IP3 0BG	Vopak Terminal	X	
Shell Direct	Greenwich Road		Southern Counties Fuels	X	
Cliff Quay Brewery	Cliff Quay	IP3 0AZ	Tolly Cobbold (part vacant)	X	Earl Soham Brewery
Anglo Norden	Greenwich Road	-	Anglo Norden Forest Products Ltd	X	
Former Cory Bros	Cliff Quay	IP3 0BZ	Vacant	X	
Grain Terminal	Cliff Quay	IP3 0BZ	The Grain Terminal Ipswich Ltd	X	
Ipswich Port Ltd	Cliff Quay	-	The Grain Terminal Ipswich Ltd, IAWS Fertilizers	X	
70	Landseer Road	IP3 0BS	Basta Lister Ltd	YES	Bauder
Department of Transport	Landseer Road	IP3 0DF	Vacant	X	
Former Tallspan	Sandy Hill Lane	-	Vacant (current planning permission for Retail Warehousing - 4.50ha)	X	
86	Sandy Hill Lane	IP3 0HZ	isg Jackson Ltd	X	
88	Sandy Hill Lane	IP3 0BB	Vacant	X	
Horley Motors	Sandy Hill Lane	IP3 0HY	Horley Motors	X	
Unit 1 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Vacant	X	
Unit 2 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Vacant	YES	Strata Natural Stone
Units 3-5 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Vacant	YES	SCC Records Management
130	Sandy Hill Lane	IP3 0NA	Newmarket Plant Hire	X	
Former Volvo Concessionaires	Sandy Hill Lane	IP3 0HY	Part leased to Eastern Contracting (7.67 ha vacant land)	X	Strata Natural Stone
Freight Kare	Raeburn Road South	IP3 0ET	Freight Kare, Cooks Waste Kare, Ipswich MiniSkip	X	

Securicor Centre	Raeburn Road South	IP3 0ET	Group 4 Securicor	X	
Five Castles Press	Raeburn Road South	IP3 0ET	Five Castles Press	X	

Vacant units 15 (14)

Vacant Plots 2 - 12.17 ha

Figures in brackets () are vacant units/plots in 2009-10

Other employers found through address/postcode records

	Raeburn Road South	IP3 0ET	Britannia Storage & Distribution		
	Raeburn Road South	IP3 0ET	P & P Haulage Ltd		
Van Ommeren Tank Terminal	Landseer Road	IP3 0DE	Butler Fuels		
Van Ommeren Tank Terminal	Landseer Road	IP3 0DE	Pace Fuel Care		
Vopak Terminal	Cliff Quay	IP3 0BE	Eco Oil Ltd		
	Cliff Quay	IP3 0BS	Cory Bros		
Shed 14	Cliff Quay	IP3 0BG	IAWS Fertilizers		
	Cliff Quay	IP3 0BS	Sentinel Shipping Services		
No1 Shed	Cliff Quay	IP3 0BS	Southern Cement Ltd		
The Brewery Warehouse	Cliff Quay	IP3 0BE	Rapid Dispatch		

13. Foxhall Road, Stanley Avenue and Derby Road area

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
Foxgrove Gardens	Foxhall Road		Housing site - complete		
Anglia Garage	Derby Road	IP3 8DJ	Vacant	11/00199/F UL	Coastal Building Supplies Ltd
Concorde Garage	Derby Road	IP3 8DJ	Citroen	YES	Vacant
Co-op Depot	Felixstowe Road	-	Ipswich & Norwich Co- operative Society Ltd	X	
Rosehill Centre	Felixstowe Road	-	Aldi/Co-op Foodstores	X	
22	Hines Road	IP3 9BG	Concord Video and Film Council Ltd	YES	Vacant
24	Hines Road	IP3 9BG	Vacant	YES	John Grose
237	Felixstowe Road	IP3 9BN	British Telecom	X	
239	Felixstowe Road	IP3 9BN	Vacant	X Previous Record Incorrect	Rushmere Garden Estates
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	X	
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(3)

Vacant Plots 0

Figures in brackets () are vacant units/plots in 2009-10

14. Wright Road/Cobham Road

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
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/plots in 2009-10

15. The Drift, Leslie Road and Nacton Road

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
Unit 1 The Quadrangle Centre	The Drift	IP3 9QR	Vacant	YES	BLT Direct
Unit 2 The Quadrangle Centre	The Drift	IP3 9QR	Direct Ferries	YES	Vacant
Unit 3 The Quadrangle Centre	The Drift	IP3 9QR	Crow Environmental	X	
Unit 4 The Quadrangle Centre	The Drift	IP3 9QR	Service Force	X	
Unit 5 The Quadrangle Centre	The Drift	IP3 9QR	Send 4 it' & Portland Direct	X	
Unit 6 The Quadrangle Centre	The Drift	IP3 9QR	Vacant	YES	Clear Regeneration Ltd
Unit 7 The Quadrangle Centre	The Drift	IP3 9QR	Camilla Construction Ltd	X	
Unit 8 The Quadrangle Centre	The Drift	IP3 9QR	Mutual Media	X	
Unit 9 The Quadrangle Centre	The Drift	IP3 9QR	Ellwood Electrical	X	
Unit 10 The Quadrangle Centre	The Drift	IP3 9QR	Covertec	X	
Unit 11 The Quadrangle Centre	The Drift	IP3 9QR	Vacant	YES	PJ Print
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	
Wolsey House, 2	The Drift	IP3 9QR	Adrian P Keeble	X	
Wolsey House, 2	The Drift	IP3 9QR	O Cantinho	X	
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	X	
Wolsey House, 2	The Drift	IP3 9QR	East Plumbing Maintenance Ltd	X	
Wolsey House, 2	The Drift	IP3 9QR	Wood 'n' Stuff aka The Center	X	
Wolsey House, 2	The Drift	IP3 9QR	Ipswich Learning Centre	X	
Wolsey House, 2	The Drift	IP3 9QR	Abal Computer Training Ltd	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	Works Building	YES	Personal Papers Ltd Eclipse Sound & Light Ltd
Unit 1 Altitude Business Park, 4	The Drift	IP3 9QN	Vacant	YES	
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	Vacant	X	
Unit 5 Altitude Business Park, 4	The Drift	IP3 9QN	Dyno Rod	X	
Units 6 Altitude Business Park, 4	The Drift	IP3 9QN	SPBM	YES	Vacant
Unit 7 Altitude Business Park	The Drift	IP3 9QR	TC Body n Paint	X	
Unit 8 Altitude Business Park	The Drift	IP3 9QN	Vacant	X	
Unit 9 Altitude Business Park	The Drift	IP3 9QN	Vacant	X	
Unit10 Altitude Business Park	The Drift	IP3 9QN	Vacant	X	
Unit 11 Altitude Business Park	The Drift	IP3 9QN	Vacant	X	
Unit 14 Altitude Business Park	The Drift	IP3 9QN	Hemingstone Services	X	
Unit 15 Altitude Business Park	The Drift	IP3 9QN	Vacant	YES	GT Mechanical Services Ltd
Unit 16-17 Altitude Business Park	The Drift	IP3 9QN	Vacant	YES	East Anglian Wholesale Florist Ltd
Unit 18 Altitude Business Park	The Drift	IP3 9QN	SIPTEC	X	
Unit 19 Altitude Business Park	The Drift	IP3 9QN	Vacant	YES	Attitude Inc
Unit 20 Altitude Business Park	The Drift	IP3 9QN	Vacant	X	

Unit 21 Altitude Business Park	The Drift	IP3 9QN	Vacant	X	
8	The Drift	IP3 9QR	Scaffolding Great Britain Ltd	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	Pickfords Removals	X	
Alstons Furniture	Leslie Road	IP3 9QL	Alstons Furniture	X	
2-6	Leslie Road	-	Vacant site (0.83 ha)	X	
10	Leslie Road	IP3 9PL	Vacant	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		YES	Sodexo
3 Alstons Court	Leslie Road	IP3 9PL		YES	Alstons
4 Alstons Court	Leslie Road	IP3 9PL		YES	Vacant
5-6 Alstons Court	Leslie Road	IP3 9PL	SRC Systems	X	
7 Alstons Court	Leslie Road	IP3 9PL	The Garden Builders	X	
8 Alstons Court	Leslie Road	IP3 9PL	Allpoints	X	
9 Alstons Court	Leslie Road	IP3 9PL	Vacant	X	Extreme Racing
10 Alstons Court	Leslie Road	IP3 9PL	Bob Nicholls Motorcycle Spares	X	
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles	X	
12 Alstons Court	Leslie Road	IP3 9PL	Regan Autos	X	
13 Alstons Court	Leslie Road	IP3 9LL	S. Group Entertainment	X	
14-15 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics	X	
Crane's	Nacton Road	IP3 9QH	Vacant site (16.87ha within employment area - total vacant area 17.63ha)	X	

Vacant Units 11(10)

Vacant Plots 2 - 17.7 ha

Figures in brackets () are vacant units/plots in 2009-10

16. Ransomes Europark, Nacton Road

Unit	Address	Post Code	Occupant 2010	Change of Occupant?	Occupant 2011
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	Dowding and Mills Ltd	X	
11	Bluestem Road	IP3 9RR	Claydon Skip hire Ltd		
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	DNA Printing	YES	Greenshoots Printers
16a	Bluestem Road	IP3 9RR	LEG t/a Red Rocket	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 Controls Ltd	X	Ashe Converting Equipment
1 Yale Business Park	Bluestem Road	IP3 9RR	Debach Enterprises		
2 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	X	
3 Yale Business Park	Bluestem Road	IP3 9RR	Portmak Joinery	YES	Vacant
4 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	YES	R J Dean Plasterer
5 - 6 Yale Business Park	Bluestem Road	IP3 9RR	Premier Repro and Print	X	
7 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	X	
8 Yale Business Park	Bluestem Road	IP39RR	Vacant	X	
9 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	YES	Databond (Records Management)
10 Yale Business Park	Bluestem Road	IP3 9RR	Michael Smy & Gordon Rodwell	X	
11 Yale Business Park	Bluestem Road	IP3 9RR	Eriks Service Centre and Worldwide	X	
12 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	X	
13-15 Yale Business Park	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	Vacant	X	
29	Bluestem Road	IP3 9RR	Climate Centre	X	
31	Bluestem Road	IP3 9RR	NHS	X	
33	Bluestem Road	IP3 9RR	Bridges Logistics	X	
35	Bluestem Road	IP3 9RR	BBWS	YES	Shield Shipping Ltd
36	Bluestem Road	IP3 9RR	Notcutts Nurseries	X	
38	Bluestem Road	IP3 9RT	Pik-a-Pak	X	
2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust	X	
6 & 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	Vacant	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	Vacant	
32	Foxtail Road	IP3 9BE	John Grose	X	
34	Foxtail Road	IP3 9RT	Profoil Systems Ltd	X	
1	Bermuda Road	IP3 9RU	Plumb City	X	
2	Bermuda Road	IP3 9RU	Dudley Office Supplies	YES	Crafty Crocodiles
3	Bermuda Road	IP3 9RU	Crafty Crocodiles	X	Plas-u-fix
4	Bermuda Road	IP3 9RU	Bartrum Mowers	X	
5	Bermuda Road	IP3 9RU	Whinneys Windows and Conservatories	YES	Vacant
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	East Anglian Wholesale Florists Ltd	YES	Barnes
11	Bermuda Road	IP3 9RU	Foskers	X	
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	Kings Coffee House and Sandwich Bar	X	
3 K Line House	West Road	IP3 9SX	Axter	X	
4 K Line House	West Road	IP3 9SX	Vacant	YES	Alton Windows (IPS) Ltd
5 K Line House	West Road	IP3 9SX	Altitude	YES	First Hydroponics
6 K Line House	West Road	IP3 9SX	Proveeda	YES	Vacant
7 K Line House	West Road	IP3 9SX	Re Fresh Fitness	YES	Vacant
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 Road	IP3 9SX	Masterlord Estates	YES	Ocean World Lines Ltd
2	Alpha Terrace, West Road	IP3 9SX	Ocean World Lines Ltd	X	
3	Alpha Terrace, West Road	IP3 9SX	Concept Design Services Ltd	X	
4	Alpha Terrace, West Road	IP3 9SX	Deben Diagnostics Ltd	X	
5	Alpha Terrace, West Road	IP3 9SX	Zagres	X	
6	Alpha Terrace, West Road	IP3 9SX	Morgan Woods	X	& Absolute Rentals
7	Alpha Terrace, West Road	IP3 9SX	LGSA Marine	YES	Focus Photography
1	Beta Terrace, West Road	IP3 9SX	Chubb	X	
2	Beta Terrace, West Road	IP3 9SX	Vacant	X	
3	Beta Terrace, West Road	IP3 9SX	Alchemy Wines Ltd	X	
4	Beta Terrace, West Road	IP3 9SX	Homes Instead	X	
5	Beta Terrace, West Road	IP3 9SX	Strand Freight Ltd	X	
6	Beta Terrace, West Road	IP3 9SX	IRS	YES	Vacant
7	Beta Terrace, West Road	IP3 9SX	KG Tech Services	X	
8	Beta Terrace, West Road	IP3 9SX	Chubb	X	
9	Beta Terrace, West Road	IP3 9SX	David Saxby	X	
10	Beta Terrace, West Road	IP3 9SX	Vacant	YES	David Saxby
11	Beta Terrace, West Road	IP3 9SX	Desktop Training	X	
12	Beta Terrace, West Road	IP3 9SX	Labels Plus Ltd	X	

13	Beta Terrace, West Road	IP3 9SX	IRS	YES	Vacant
14	Beta Terrace, West Road	IP3 9SX	RIF Worldwide	X	
Conifer House	Gamma Terrace, West Road	IP3 9SX	Vacant	YES	Swift Telecom Ltd
1	Gamma Terrace, West Road	IP3 9SX	A Recipe for Success Ltd	YES	Vacant
2	Gamma Terrace, West Road	IP3 9SX	Vacuum Reflex	X	
3	Gamma Terrace, West Road	IP3 9SX	Fairs and Baker Ltd	X	
4	Gamma Terrace, West Road	IP3 9SX	Vacant	YES	D4 Health, D4 Date
5	Gamma Terrace, West Road	IP3 9SX	Blyth Valley	YES	Digi Bee
6	Gamma Terrace, West Road	IP3 9SX	Pearson Financial	X	
7	Gamma Terrace, West Road	IP3 9SX	Innate Management Systems Ltd	X	
7a	Gamma Terrace, West Road	IP3 9SX	Not recorded	YES	Marexport
8	Gamma Terrace, West Road	IP3 9SX	Asset Monitoring Solutions Ltd	X	
9(1st Floor)	Gamma Terrace, West Road	IP3 9SX	Drummand Park Ltd	X	
9(Ground Floor)	Gamma Terrace, West Road	IP3 9SX	Penny Lane Computers	X	
10	Gamma Terrace, West Road	IP3 9SX	Ultra Glow	X	
11	Gamma Terrace, West Road	IP3 9SX	Digital Copier Systems (Eastern)Ltd	X	
12	Gamma Terrace, West Road	IP3 9SX	Digital Copier Systems (Eastern)Ltd	X	
1	Delta Terrace, West Road	IP3 9SX	SS Heating	YES	Passion Media/Alston Homes
2 (1st Floor)	Delta Terrace, West Road	IP3 9SX	Electricity Alliance	X	
2a	Delta Terrace, West Road	IP3 9SX	Print4U	X	
3 and 3a	Delta Terrace, West Road	IP3 9SX	High Level Security	YES	XS Platforms
4	Delta Terrace, West Road	IP3 9SX	NIS Ltd	X	
4a	Delta Terrace, West Road	IP3 9SX	ejobdone	YES	Vacant
5	Delta Terrace, West Road	IP3 9SX	Giles Insurance Brookers	X	
6	Delta Terrace, West Road	IP3 9SX	Waste Recycling Group	X	
7	Delta Terrace, West Road	IP3 9SX	Harmoni	X	
8	Delta Terrace, West Road	IP3 9SX	Kiln	X	
9	Delta Terrace, West Road	IP3 9SX	Ashton Design Company	X	
10 & 10a	Delta Terrace, West Road	IP3 9SX	Vacant	YES	The Ferns
11	Delta Terrace, West Road	IP3 9SX	Assetz	YES	The Ferns
12	Delta Terrace, West Road	IP3 9SX	Assetz	YES	St Elizabeth Hospice
12a	Delta Terrace, West Road	IP3 9SX	Assetz	YES	St Elizabeth Hospice
14	Delta Terrace, West Road	IP3 9SX	Assetz	YES	The Training Experts
14a	Delta Terrace, West Road	IP3 9SX	Not recorded	YES	AA Drivetech
15	Delta Terrace, West Road	IP3 9SX	Crane Building Services & Utilities	X	

Epsilon House	West Road	IP3 9SX	Conference Centre	X	
Omega House	West Road	IP3 9SX	Vacant	X	
Crane House	West Road	IP3 9SX	Crane	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	Vacant land (2.36ha)	X	
9	Central Avenue	IP3 9SL	Brinor Warehousing & Distribution Ltd	X	
11	Central Avenue	IP3 9SL	GMA Warehousing and Transport	X	
13-17	Central Avenue	IP3 9SL	GMA Warehousing and Transport	X	
26 & 28	Central Avenue	IP3 9SL	Sea Transport Ltd	X	
30	Central Avenue	IP3 9SL	Parcel Force	X	
Site K1	Wentworth Road		Vacant land (0.88ha)	X	
Site K3	Wentworth Road		Vacant land (0.36ha)	X	
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	
IP/06/00022/REM	Wentworth Road	IP3 9SJ	Vacant land (1.11ha) 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)		
1	Edison Close	IP3 9GU	Vacant	X	
3	Edison Close	IP3 9GU	Eurocell	X	
5	Edison Close	IP3 9GU	Shipsafe Solutions Ltd	YES	Vacant
7	Edison Close	IP3 9GU	CJ Electrical Elements	X	
2	Edison Close	IP3 9GU	Medlock Electrical Distributor	X	
21	The Havens	IP3 9SJ	Makro	X	
1 Melford Court, 4	The Havens	IP3 9SJ	Jardine, Lloyd Thompson (JLT)	X	
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	X	
11	The Havens	IP3 9SJ	David Lloyd	X	
15	The Havens	IP3 9SJ	Nidera	X	
16	The Havens	IP3 9SJ	PKF Accountants/ Landex	X	
18	The Havens	IP3 9SJ	KDM	X	
20	The Havens	IP3 9SJ	Allports	X	
22	The Havens	IP3 9SJ	Allport	X	
24 –28	The Havens	IP3 9SJ	RBS	X	
Site I and 17	The Havens		Vacant land (2.18ha) of which 0.50ha covered by IP/10/00992/FPC	X	
30	The Havens	IP3 9SJ	Lancaster Group Mercedes Benz / Smart Car	X	
32	The Havens	IP3 9SJ	Haven Power	X	
IP/05/00241/FUL	The Havens		Vacant land (0.77ha) planning permission part implemented	X	
Site F	The Havens		Vacant land (1.71ha)	X	
Vacant land	Lytham Road		Vacant land (1.60ha)	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	Vauxhall Car Sales	X	
4	Augusta Close	IP3 9SS	Marshall Kia Chevrolet	X	
Unit 1, Basepoint Centre, 70	The Havens	IP3 9BF	Finance East Ltd	X	

Unit 2, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Go Tankers
Unit 3, Basepoint Centre, 70	The Havens	IP3 9BF	Ikon Training Ltd	X	
Unit 4, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Wilson Forwarding
Unit 5, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Menta
Unit 6, Basepoint Centre, 70	The Havens	IP3 9BF	Bluetree Services Ltd	YES	Training Room
7, Basepoint Centre, 70	The Havens	IP3 9BF	Equity Estates Projects Ltd	X	
8, Basepoint Centre, 70	The Havens	IP3 9BF	Grace Estate Planning Ltd	YES	Willi Betz UK Ltd
9, Basepoint Centre, 70	The Havens	IP3 9BF	Silverline Ads	YES	Virya Technologies
10, Basepoint Centre, 70	The Havens	IP3 9BF	Alex Haines Custom Artwork	YES	Netphobia Ltd
11, Basepoint Centre, 70	The Havens	IP3 9BF	Serious IT	YES	Neutrino Technology
12, Basepoint Centre, 70	The Havens	IP3 9BF	Thor Systems Ltd	X	
13, Basepoint Centre, 70	The Havens	IP3 9BF	Compare Auto Repair	YES	Premier Sport (Team Players) Ltd
14, Basepoint Centre, 70	The Havens	IP3 9BF	New Brand Design and Print	YES	Simple Click
15, Basepoint Centre, 70	The Havens	IP3 9BF	We Buy Any Car	X	
16, Basepoint Centre, 70	The Havens	IP3 9BF	Essential IFA Ltd	YES	Vacant
17, Basepoint Centre, 70	The Havens	IP3 9BF	Whitethorn Logistics Ltd	X	
18, Basepoint Centre, 70	The Havens	IP3 9BF	Maison Savveur	YES	Varega Ltd
19, Basepoint Centre, 70	The Havens	IP3 9BF	Zest Telecom	YES	Go Tankers
20, Basepoint Centre, 70	The Havens	IP3 9BF	Zest Telecom	YES	Go Tankers
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	iMarketing Ltd	X	
24, Basepoint Centre, 70	The Havens	IP3 9BF	Efficacy Solutions Ltd	X	
25, Basepoint Centre, 70	The Havens	IP3 9BF	Jeremy Stewart Chartered Accountants	YES	QDOS Communications Ltd
26, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	QDOS Communications Ltd
27, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	iMarketing Ltd
28, Basepoint Centre, 70	The Havens	IP3 9BF	JC Rathbone Associates Energy	YES	Dray Power
29, Basepoint Centre, 70	The Havens	IP3 9BF	Occupied	YES	Elementalle
30, Basepoint Centre, 70	The Havens	IP3 9BF	Element 79 Ltd	YES	Meeting Room
31, Basepoint Centre, 70	The Havens	IP3 9BF	Securitas Security Services Ltd	YES	Business Nanny
32, Basepoint Centre, 70	The Havens	IP3 9BF	DPMG Ltd	YES	Tour-Smart Ltd
33, Basepoint Centre, 70	The Havens	IP3 9BF	Dubreq Ltd	YES	JK & F Goldstein Ltd
34, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	RB Media
35, Basepoint Centre, 70	The Havens	IP3 9BF	Digital Playdays	YES	Identity Web Design Ltd
36, Basepoint Centre, 70	The Havens	IP3 9BF	Candidate Quest Ltd	YES	Credo Financial Solutions
37, Basepoint Centre, 70	The Havens	IP3 9BF	Boleyn Events Ltd	X	
38, Basepoint Centre, 70	The Havens	IP3 9BF	Lime Root Ltd	YES	Vacant
39, Basepoint Centre, 70	The Havens	IP3 9BF	Katherine Francis Estates	YES	Varega Ltd
40, Basepoint Centre, 70	The Havens	IP3 9BF	Matt Porter Web Design Ltd	YES	Wesselton Associates
41, Basepoint Centre, 70	The Havens	IP3 9BF	Varega Ltd	YES	Wesselton Associates
42, Basepoint Centre, 70	The Havens	IP3 9BF	St Dunstan's	X	
43, Basepoint Centre, 70	The Havens	IP3 9BF	The Merketer's Forum Ltd	YES	Spence Johnson Ltd
44, Basepoint Centre, 70	The Havens	IP3 9BF	Northrend Ltd	YES	Pen & Case Assoc Ltd
45, Basepoint Centre, 70	The Havens	IP3 9BF	Credo Financial Solutions	YES	Tilston Phillips Magazines Ltd
46, Basepoint Centre, 70	The Havens	IP3 9BF	The Best of Ipswich	YES	Langham Group
47, Basepoint Centre, 70	The Havens	IP3 9BF	Astute Legal	YES	Seebri Design
48, Basepoint Centre, 70	The Havens	IP3 9BF	Wesselton Associates	YES	Rubious
53, Basepoint Centre, 70	The Havens	IP3 9BF	Nacro	YES	Vacant

54, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Bluetree Services Ltd
55, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	X	
56, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Zest Telecom
57, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Cargo labels Ltd
58, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Premier Sports
59, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	The Studio
60, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Half Moon Foods Ltd
61, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Clarifi Consulting Ltd
62, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Refresh Wellness
63, Basepoint Centre, 70	The Havens	IP3 9BF	Krisis Ltd	YES	Premier electrical
64, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Pro-signs & Graphics
65, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Table Angels
66, Basepoint Centre, 70	The Havens	IP3 9BF	Laughing Lizard Theatre	YES	Ipswich Fitness
67a & b, Basepoint Centre, 70	The Havens	IP3 9BF	Vacant	YES	Nnable & Haven Power

Vacant Units 24 (39)

Vacant Plots 9 (7) - 11.78 ha

Figures in brackets () are vacant units/plots in 2009-10

Total Vacant Units 118

Total Vacant Plots 18 (52.83 ha)