

Ipswich Local Plan

Employment Land Availability October 2014



IPSWICH
BOROUGH COUNCIL

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

Email: planningandregeneration@ipswich.gov.uk
website: 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
Part 1: Planning Applications (1st April 2013 – 31st March 2014)	
7-9	Current Planning Applications (minimum gross floorspace of 100m ²)
10	Totals
Part 2: Survey of Employment Areas (August 2014)	
11-40	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
18-19	4. Boss Hall Industrial Estate, Sproughton Rd
20-23	5. Hadleigh Road Industrial Estate
23	6. Land South of London Road, east of Scrivener Drive
24-25	7. 'Ipswich Village' area: 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
27	10. Cavendish Street and White Elm Street
28	11. Holywells Road and Holywells Close area
29-30	12. Landseer Road, Greenwich Close, Greenwich Road, Cliff Quay, Sandy Hill Lane & Raeburn Road south area
31	13. Felixstowe Road, Derby Road and Hines Road
31	14. Wright Road and Cobham Road
32-33	15. The Drift, Leslie Road and Nacton Road
34-40	16. Ransomes Europark, Nacton Road
41	Summary of changes and vacant units within employment areas
42	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
Inward Investment enquiries:	Richard Hendron	(01473) 432922
Development Management enquiries:	Martyn Fulcher	(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 1st April 2013 and 31st March 2014. A threshold of 100 square metres of gross floor space 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 0.17 hectares (ha) to 71.94 ha across the whole of Ipswich at July 2014 due to the implementation or expiry of planning permissions. The total consists of 3.81 ha unimplemented planning permission, 18.73 ha on allocated land and 49.4 ha of vacant land within identified employment areas. Completions on allocated and existing employment sites for the current monitoring year have been recorded as 1.33 ha.

Planning permissions for employment sites (over 100 sq. m) for the monitoring year 2013-14 amount to 3.81 ha, of which 3.08 ha are extensions or new buildings within existing employment areas, there are no new 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, even then, where small businesses are not eligible to pay business rates occupation is not always clear. 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 98, which is 26 fewer than in 2012-13. There has however been an increase in the number of vacant plots from 18 to 21. A handful of vacant units have been demolished and become vacant sites. As a percentage of available sites, vacancies have fallen from 13.9% to 11.0%.

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 (now known as Futura Park). 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.

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)	0.4
B1b - Business (research and development)	0.0
B1c - Business (light industry)	0.0
B2 - General Industry	0.57
B8 - Storage and Distribution	2.3
Sui Generis	0.54
Outline	0.0
Total (A)	3.81

Sites proposed for employment use in the Ipswich Local Plan 1997

Site	Location	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 Patteson 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	Burtons, 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	Quadling 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
	Total (B)	18.73

Vacant land within existing Employment Areas

	Employment site	number of units (total)	Vacant units				Vacant Land		
			2012-2013	% occupied	2013-2014	% occupied	2012-2013	2013-2014	Change amount + / -
1	White House Industrial Estate	116	11	91.0%	13	88.8%	2.80	2.80	0
2	Dales Road / Knightsdale Road area	64	6	91.0%	5	92.2%	0.00	0.00	0
3	Eastway Business Park, Sproughton Rd	4	0	100.0%	0	100.0%	2.08	2.08	0
4	Boss Hall Industrial Estate, Sproughton Road	43	6	86.0%	3	93.0%	0.00	0.00	0
5	Hadleigh Road Industrial Estate	112	17	85.0%	17	84.8%	8.25	8.25	0
6	South of London Road, East of Scrivener Drive	8	2	75.0%	1	87.5%	0.20	0.20	0
7	'Ipswich Village' area: Handford Road, Ranelagh Road, Portmans Walk, and Commercial Road	42	4	91.0%	4	90.5%	0.31	0.31	0
8	Dock Street, Great Whip Street, Gower Street	19	7	63.0%	2	89.5%	0.00	0.00	0
9	Riverside Industrial Park and West Bank Area	30	8	79.0%	7	76.7%	0.00	0.00	0
10	Cavendish Street and White Elm Street	13	2	86.0%	0	100.0%	0.06	0.06	0
11	Holywells Close and Holywells Road area	33	3	91.0%	0	100.0%	0.00	0.00	0
12	Landseer Road, Greenwich Close, Cliff Quay, Sandy Hill Lane area	42	11	79.0%	9	78.6%	17.65	15.53	-2.12
13	Felixstowe Road and Derby Road	20	2	90.0%	1	95.0%	0.00	0.00	0
14	Wright Road, Cobham Road	6	0	100.0%	0	100.0%	0.00	0.00	0
15	The Drift, Leslie Road, Nacton Road	76	17	85.0%	8	89.5%	10.83	10.83	0
16	Ransomes Europark, Nacton Road	264	28	85.3%	28	89.4%	9.34	9.34	0
	Total (C)	892	124	86.1%	98	89.0%	51.52	49.40	-2.12

Total Land Available for Employment Use

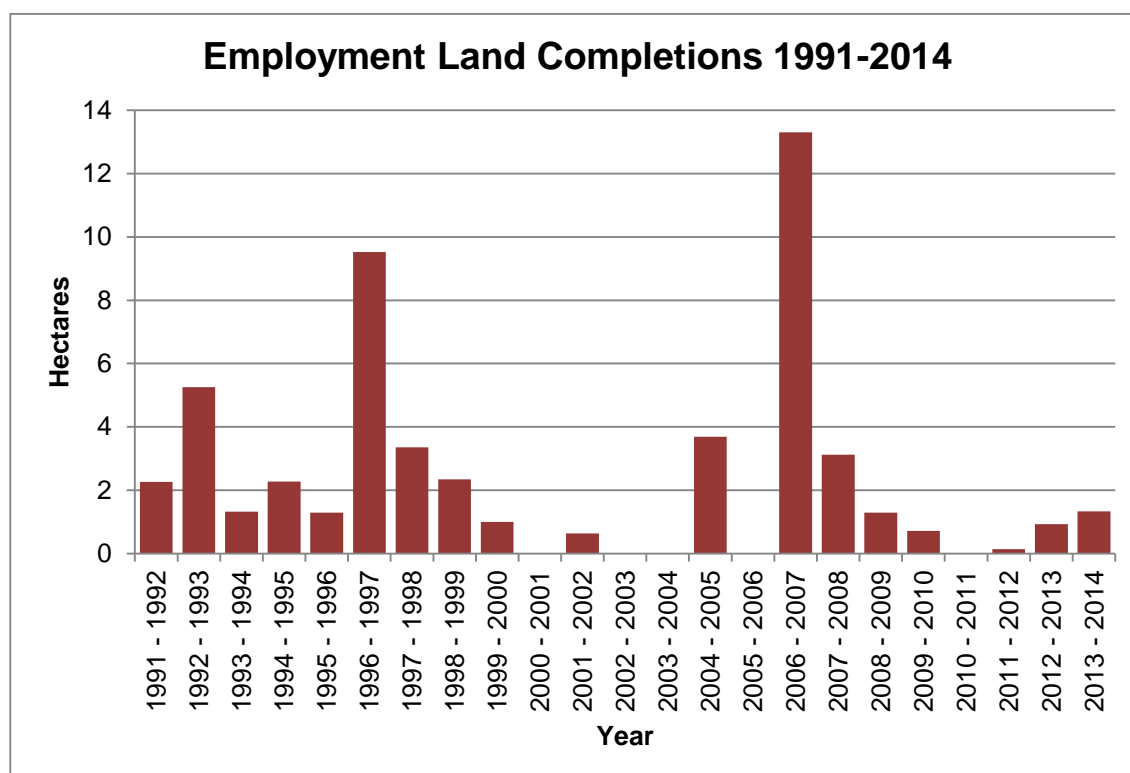
Sites with unimplemented planning permission outside Employment Areas (sites over 100 sq. m)	3.81
Sites proposed for employment use in the Ipswich Local Plan 1997	18.73
Vacant land within existing Employment Areas	49.40
Total (A + B + C)	71.94

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
April 2013 – March 2014	1.34
TOTAL FROM 1991	53.85 (2.34 hectares per year)
Total from mid 2001 onwards	25.18 (1.80 hectares per year)

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



PART 1: PLANNING APPLICATIONS

Employment sites with planning permission for A2 uses (Financial & Professional Services)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas?
13/01035/FUL	90a Grove Lane	29/01/14	0.01	113	Change of use from residential (C3) to office (A2) as part of extension of existing office premises at 90 Grove Lane.	N
12/00767/FUL	Western House, Dunlop Road	18/4/13	0.03	336	Ground floor extensions and alterations to form commercial units (A1-A5), additional parking deck and internal/external refurbishment	Y
TOTAL			0.04	449		

Employment sites with planning permission for B1(a) uses (Offices not A2)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas?
13/01047/FUL	81 - 85 Dales Road	24/02/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use.	Y
13/01048/FUL	81 - 85 Dales Road	24/02/2014	0.07	729	Change of use of part building from B1/B8 (Business/Storage) to Class B1/B2 and B8 (Business/Storage/Industrial).	Y
13/01049/FUL	81 - 85 Dales Road	24/02/2014	0.1	1,014	Demolition of existing building and erection of four commercial units (2x for B1/B8 (Business/Storage), 2 for B1/B2/B8(Business//Industrial/Storage).	Y
13/00229/FUL	19 Holywells Road	03/05/2013	0.26	2,598	Change of use to office with associated workshop/store plus parking and external works, and demolition of existing office building (site in flood zone 2 and 3).	Y
TOTAL			0.47	4,761		

Employment sites with planning permission for B1(b) uses (research & development)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas?
13/01047/FUL	81 - 85 Dales Road	24/02/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use.	Y
13/01048/FUL	81 - 85 Dales Road	24/02/2014	0.07	729	Change of use of part building from B1/B8 (Business/Storage) to Class B1/B2 and B8 (Business/Storage/Industrial).	Y
13/01049/FUL	81 - 85 Dales Road	24/02/2014	0.1	1,014	Demolition of existing building and erection of four commercial units (2x for B1/B8 (Business/Storage), 2 for B1/B2/B8 (Business//Industrial/Storage).	Y
TOTAL			0.21	2,163		

Employment sites with planning permission for B1(c) uses (industrial processes)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas?
13/01047/FUL	81 - 85 Dales Road	24/02/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use.	Y
13/01048/FUL	81 - 85 Dales Road	24/02/2014	0.07	729	Change of use of part building from B1/B8 (Business/Storage) to Class B1/B2 and B8 (Business/Storage/Industrial).	Y
13/01049/FUL	81 - 85 Dales Road	24/02/2014	0.1	1,014	Demolition of existing building and erection of four commercial units (2x for B1/B8 (Business/Storage), 2 for B1/B2/B8 (Business//Industrial/Storage).	Y
TOTAL			0.21	2,163		

Employment sites with planning permission for B2 (industrial process)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas?
13/01047/FUL	81 - 85 Dales Road	24/02/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use.	Y
13/01048/FUL	81 - 85 Dales Road	24/02/2014	0.07	729	Change of use of part building from B1/B8 (Business/Storage) to Class B1/B2 and B8 (Business/Storage/Industrial).	Y
13/01049/FUL	81 - 85 Dales Road	24/02/2014	0.1	1,014	Demolition of existing building and erection of four commercial units (2x for B1/B8 (Business/Storage), 2 for B1/B2/B8(Business//Industrial/Storage)).	Y
14/00075/FUL	Five Castles Press, Raeburn Road South	24/03/2014	0.5	5,060	Erection of rear extension.	Y
13/00927/FUL	4 Wharfedale Road	19/12/2013	0.01	112	Change of use from light industrial to MOT testing station.	Y
13/00292/FUL	The Factory, Star Lane	30/05/2013	0.07	719	Change of use from car park to workshop for the repair, servicing and MOT testing of motor vehicles.	N
13/00322/FUL	Algood Construction, The Drift, Spring Road	21/06/2013	0.03	293	Change of use from builders yard to car repairs garage.	N
TOTAL			0.83	8,347		

Employment sites with planning permission for B8 (storage & distribution)						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas?
13/01047/FUL	81 - 85 Dales Road	24/02/2014	0.04	420	Erection of two commercial units for B1/B2/B8 (Business/Industrial/Storage) use.	Y
13/01048/FUL	81 - 85 Dales Road	24/02/2014	0.07	729	Change of use of part building from B1/B8 (Business/Storage) to Class B1/B2 and B8 (Business/Storage/Industrial).	Y
13/01049/FUL	81 - 85 Dales Road	24/02/2014	0.1	1,014	Demolition of existing building and erection of four commercial units (2x for B1/B8 (Business/Storage), 2 for B1/B2/B8 (Business//Industrial/Storage)).	Y
13/00230/FUL	19 Holywells Road	03/05/2013	0.4	3,979	Change of use to self-storage container facility (site in flood zone 2 and 3).	Y
13/00540/FUL	38 Bluestem Road	15/08/2013	1.88	18,851	Erection of extension to north elevation of existing warehouse.	y
TOTAL			2.5	24,993		

Employment sites with planning permission for Sui Generis uses						
Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas?
13/00771/FUL	2 Cavendish Street	28/10/2013	0.12	1,224	Change of use from tool hire depot (sui generis) to vehicle rental office (sui generis).	Y
13/00840/FUL	9 Fore Hamlet	08/11/2013	0.04	434	Change of use from theatre workshop (sui generis) to office, storage space and product showroom for double glazing business (sui generis).	N
13/01101/FUL	2 Bath Street	06/02/2014	0.55	5,469	Application in flood zone (2 and 3) for erection of two storey extension plus associated works.	N
13/01017/FUL	1 Olympus Close	21/01/2014	0.15	1,476	Part change of use from manufacturing area to vehicle service centre including vehicle showroom.	Y
TOTAL			0.86	8,603		

Employment floor space lost

Application Number	Location of Site	Date of Approval	Area (ha)	Floor Space (sq.m)	Approved Use Class and Details of Approved Development	Inside employment areas?
13/00012/FUL	32 Foundation Street	01/05/2013	0.05	514	Change of use of 1st and 2nd floor from office (B1) to 2 no 3 bedroom self-contained flats.	N
13/00137/FUL	8 Cromwell Court 16 St Peters Street	11/04/2013	0.01	42	Change of use from office to physiotherapy clinic.	N
13/00174/FUL	5 - 7 St Peters St	30/4/2013	0.05	529	Change of use from office (B1) to training centre (D1) with ancillary retail use (A1) plus alterations to rear door for disabled access and work to stable block.	N
13/00360/FUL	3 Observation Court 84 Princes Street	02/07/2013	0.01	106	Change of use of first floor B1 (office) to C3 (two bedroom flat) (site within flood zone 2 and 3).	N
13/00446/FUL	10 - 10A Museum Street	11/07/2013	0.03	275	Change of use from B1 (office) to Police Station (Sui Generis) including associated internal/external alteration.	N
13/00626/FUL	46 - 48 Westgate Street	20/09/2013	0.02	208	Application for change of use of the 1st and 2nd floor from Use Class B1 (offices) to Use Class A3 (Cafe) and D2 (yoga and pilates classes).	N
13/00851/FUL	16 Northgate Street	07/11/2013	0.11	1,125	Change of use from offices to dwelling house.	N
13/00891/FUL	29 Elm Street	28/11/2013	0.02	222	Internal alterations and conversion of office accommodation to create dwelling.	N
13/00905/FUL	17 Fore Street	13/12/2013	0.03	345	Proposed sub-division of property into two units comprising office (B1) and chiropractic treatment rooms (D1).	N
13/00961/FUL	99 Cliff Lane	20/12/2013	0.02	177	Partial change of use from draughtsman's office (A2) to yoga studio/centre (D2) with A2 use retained at the front.	N
14/00100/FUL	1 Holywells Close	28/03/2014	0.03	279	Change of use of industrial unit to gym (D2).	Y
13/00954/FUL	255 - 257 Felixstowe Road	14/02/2014	0.11	1,156	Extension of existing retail premises by change of use of current office (B1) and storage (B8) accommodation.	Y
14/00005/OUT	366 Spring Road	28/02/2014	0.02	221	Outline planning application for demolition of existing office building and car port and erection of a pair of 2-storey maisonettes with associated car parking.	N
10/00867/FUL	7 - 11 Great Whip Street	18/02/2011	1.2	11,951	Mixed-use development incorporating buildings ranging from 2.5 to 11 storeys (above podium), 386 residential units (Classes C2 and C3) and 1005m ² (NIA) of mixed commercial space (Classes A1-A5, B1 offices, D1 and D2) and associated car parking, servicing and open space.	y
11/00127/FUL	13 - 15 Queen Street	14/04/2011	0.04	418	Change of use from office (B1) to 8x2 bedroom residential flats (C3) including minor alterations to external appearance (upper floors only).	n
TOTAL			1.72	17,208		

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)	0.14*	0	0.14
B1b -Business (r & d)	0	0	0
B1c -Business (light industry)	0	0	0
B2 General Industry	0.01	0.6	0.61
B8 Storage & Distribution	2.28	0	2.28
Sui Generis	0	0.59	0.59
Outline	0	0	0
Total	2.43	1.19	3.62

*0.09ha of these sites have permission for any B1 use as well as B2 and B8 use. The remaining 0.05ha also has planning permission for B8 use only.

Total additional floor space with planning permission (sq. m)			
	Total within employment areas	Total Outside employment areas	Combined Total
	B1a -Business (Offices)	2,163*	0
B1b -Business (r & d)	0	0	0
B1c -Business (light industry)	0	0	0
B2 General Industry	112	1,012	1,124
B8 Storage & Distribution	22,830	0	22,830
Sui Generis	2,700	5,469	5,469
Outline	0	0	0
Total	27,805	6,188	33,993

*Of the 2,163 sq. m 1,656 sq. m has planning permission for all B1 uses plus B2 and B8 use. Another 507 sq. m has planning permission for B1 and B8 use only.

PART 2: SURVEY OF EMPLOYMENT AREAS (August 2014)

1. White House Industrial Estate

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
731 (former Tooks factory)	Old Norwich Road	IP1 6LD	Vacant site 2.8ha		
New unit to rear of 667	Norwich Road / White House Road	IP1 6JZ	Cooper Ipswich Mini & BMW MOT facility		
Unit 1a, Alpha Business Park	2 White House Road	IP1 5LT	CTC UK Ltd- Chancellor Global		
Unit 1b, Alpha Business Park	4 White House Road	IP1 5LT	Honeyrose Products Ltd		
Unit 1-3, Alpha Business Park	6-12 White House Rd	IP1 5LT	Realise Futures Printers		
Unit 4, Alpha Business Park	14 White House Road	IP1 5LT	Safer Neighbourhood Team		
Unit 5-7, Alpha Business Park	16-18 White House Rd	IP1 5LT	Ross Coates Solicitors		
Unit 8, Alpha Business Park	20 White House Road	IP1 5LT	Score (Europe) Ltd.	1	Vacant
Unit 9, Alpha Business Park	22 White House Road	IP1 5LT	ICT in Schools		
Unit 10, Alpha Business Park	24 White House Road	IP1 5LT	Universal Asset Protection Ltd	1	TLC Window Clean
Unit 11, Alpha Business Park	26 White House Road	IP1 5LT	Universal Asset Protection Ltd	1	TLC Window Clean
Unit 12, Alpha Business Park	28 White House Road	IP1 5LT	British Sky Broadcasting Ltd		
30	White House Road	IP1 5LX	Jackson Civil Engineering / SEH French Ltd		
30 a & b	White House Road	IP1 5LX	Anglia Joinery (Part of SEH)		
32	White House Road	IP1 5LX	REH Kennedy		
Unit 1, 36 Dencora Business Centre	White House Road	IP1 5LZ	Darren Summers School of Martial Arts		
Unit 2, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh		
Unit 3, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh		
Unit 4, 36 Dencora Business Centre	White House Road	IP1 5LZ	AC Leigh		
Unit 5, 36 Dencora Business Centre	White House Road	IP1 5LZ	Agility Geologistics		
Unit 6-8, 36 Dencora Business Centre	White House Road	IP1 5LZ	BIG Ltd		
Unit 9, 36 Dencora Business Centre	White House Road	IP1 5LZ	Regional Roofing Ltd		
Essex Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Agility Geologistics		
Norfolk Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant		
Suffolk Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant		
Cumbria Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Old Pond Publishing		
Devon Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Welcome Financial Services	1	Vacant

Dorset Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care		
Sussex Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Onyx Construction Consultants		
Cornwall Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Sound Solution Consultants		
Durham Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	BlueBird Care		
Hereford Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Babcock Training		
Surrey Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Babcock Training		
Somerset Suite, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	Vacant		
Sudbury House, Unit 10, 36 Dencora Business Centre	White House Road	IP1 5LZ	SNAP (Support and Advice Project)		
40	White House Road	IP1 5NX	Vacant		
42	White House Road	IP1 5LL	Fred Olsen Ltd		
44	White House Road	IP1 5NX	HSS Hire		
46	White House Road	IP1 5NX	Carlsberg Distribution Centre		
51	White House Road	IP1 5NT	Watson & Hillhouse (Plant Hire) Ltd		
53-56	White House Road	IP1 5PB	Gardner Denver		
2 Olympus Close	Olympus Close	IP1 5LJ	Land leased by Fred Olsen		
1 Olympus Close	Olympus Close	IP1 5LJ	SEH Windows and Doors Ltd		
8 Olympus Close (Ground Floor)	Olympus Close	IP1 5LJ	Ceramic Tile Ltd		
8 Olympus Close (First Floor)	Olympus Close	IP1 5LJ	Franklin Fuelling Systems		
West Engineering	Olympus Close	IP1 5LJ	West Engineering		
Speedy Space	Olympus Close	IP1 5LJ	Elliot Group	1	Taydal Surfacing
21	Olympus Close	IP1 5LJ	U Plastics		
23	Olympus Close	IP1 5LJ	Adcock Refrigeration & Air Conditioning Ltd		
25	Olympus Close	IP1 5LJ	Panks Pumps		
27	Olympus Close	IP1 5LJ	Pitkin & Ruddock		
29	Olympus Close	IP1 5LJ	Vacant	1	Purple Networking
Unit 1, Olympus Close Industrial Park,	61 Olympus Close	IP1 5LJ	Acorn Architectural Ironmongery		
Unit 2, Olympus Close Industrial Park,	59 Olympus Close	IP1 5LJ	Elec-Check	1	WoodEng
Unit 3, Olympus Close Industrial Park,	57 Olympus Close	IP1 5LJ	Crown Fire		
Unit 4, Olympus Close Industrial Park,	55 Olympus Close	IP1 5LJ	B.P.W Ltd		
Unit 5, Olympus Close Industrial Park,	53 Olympus Close	IP1 5LJ	Eurosat		
Unit 6, Olympus Close Industrial Park,	51 Olympus Close	IP1 5LJ	DX Network Systems		
Unit 7, Olympus Close Industrial Park,	49 Olympus Close	IP1 5LJ	DX Network Systems		
Unit 8, Olympus Close Industrial Park,	47 Olympus Close	IP1 5LJ	Lean Business		
Unit 9, Olympus Close Industrial Park,	45 Olympus Close	IP1 5LJ	Chips Away Car Care Centre		
Unit 10, Olympus Close Industrial Park,	43 Olympus Close	IP1 5LJ	Morrells		

Unit 11, Olympus Close Industrial Park,	41 Olympus Close	IP1 5LJ	PVS Premier Vehicle Services Ipswich		
Unit 12, Olympus Close Industrial Park,	39 Olympus Close	IP1 5LJ	Safeway Tyres & Exhasts		
Unit 13, Olympus Close Industrial Park,	37 Olympus Close	IP1 5LJ	G H Services	1	Proshine
Unit 14, Olympus Close Industrial Park,	35 Olympus Close	IP1 5LJ	Fusion Signs Systems		
Unit 15, Olympus Close Industrial Park,	33 Olympus Close	IP1 5LJ	Solutions on Security		
Unit 16, Olympus Close Industrial Park,	31 Olympus Close	IP1 5LJ	LS Utility and Plant Services Ltd	1	Forward Utility
2	Goddard Road East	IP1 5NY	Plumb Centre		
1	Goddard Road East	IP1 5NY	John Grose Peugeot		
4	Goddard Road East	IP1 5NY	Robinsons Motor Group		
1	Goddard Road	IP1 5NP	Red Dot Europe Ltd		
2	Goddard Road	IP1 5NP	M & S Contractors (EA) Ltd		
3	Goddard Road	IP1 5NP	Suffolk County Council		
4	Goddard Road	IP1 5NP	Vacant		
6	Goddard Road	IP1 5NP	IEC- Ipswich Engineering		
8 & 10	Goddard Road	IP1 5NP	Autoglass		
12	Goddard Road	IP1 5NP	Greenshoots	1	Vacant
14	Goddard Road	IP1 5NP	Purlings		
16	Goddard Road	IP1 5NP	Enterprise		
18	Goddard Road	IP1 5NP	Fred Olsen Ltd		
20	Goddard Road	IP1 5NP	Wurth		
22	Goddard Road	IP1 5NP	CEF Power (trade counter)		
24	Goddard Road	IP1 5NP	Salon Services		
26	Goddard Road	IP1 5NP	F1 Auto Centre		
28	Goddard Road	IP1 5NP	Sliderobes		
Unit 1, White House Business Centre	Lovetofts Drive	IP1 5NZ	Action International	1	Vacant
Unit 2	Lovetofts Drive	IP1 5NZ	Cowells-Arrow		
Unit 3	Lovetofts Drive	IP1 5NZ	Action International		
Unit 4	Lovetofts Drive	IP1 5NZ	GAC Shipping & Logistics		
Unit 5	Lovetofts Drive	IP1 5NZ	Lombard Shipping		
Unit 6	Lovetofts Drive	IP1 5NZ	Lombard Shipping		
Whitehouse Enterprises	Lovetofts Drive	IP1 5NZ	Realise Futures		
Land adj. Whitehouse Business Centre	Whitehouse Road		Easystore		
1 Quantum Business Park	Whitehouse Road	IP1 5NX	SafeStore		
2 Quantum Business Park	Whitehouse Road		Vacant		
3 Quantum Business Park	Whitehouse Road	IP1 5NX	Tool Station		
4 Quantum Business Park	Whitehouse Road	IP1 5NX	Vacant		
5 Quantum Business Park	Whitehouse Road	IP1 5NX	Euro Car Parts		

Beacon House	53-68 Whitehouse Rd	IP1 5PB	Attwells Solicitors llp		
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Experiences Connect (ECL)		
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Skanska		Vacant
Beacon House	53-68 Whitehouse Rd	IP1 5PB	Sanctuary Housing		Vacant
Unit 1, Dencora House, 34	Whitehouse Road		Vacant	1	Universal Asset Protection Ltd
Unit 2, Dencora House, 34	Whitehouse Road		Vacant	1	Universal Asset Protection Ltd
Unit 3, Dencora House, 34	Whitehouse Road		Vacant	1	Universal Asset Protection Ltd
Unit 4, Dencora House, 34	Whitehouse Road		Synergy Systems		
Unit 5, Dencora House, 34	Whitehouse Road		Con-Care Ltd	1	Universal Asset Protection Ltd
Unit 6, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 7, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 8, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 9, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Unit 10, Dencora House, 34	Whitehouse Road		Universal Asset Protection Ltd		
Landmark House	2 Egerton Road	IP1 5PF	Suffolk Constabulary		
Landmark House	3 Egerton Road	IP1 5PF	Suffolk County Council		
Landmark House	4 Egerton Road	IP1 5PF	Suffolk Facilities Management		
116 units				15	13 vacant units (11.2%)
					1 vacant plot (2.8ha)

2. Dales Road & Knightsdale Road

Unit	Address	Post Code	Occupant 2013	Changes	New Occupant 2014
20	Knightsdale Road	IP1 4JJ	Motor Guru		
20A	Knightsdale Road	IP1 4JJ	Motor Guru		
22	Knightsdale Road	IP1 4JJ	Fire Trace		
24	Knightsdale Road	IP1 4JJ	Fire Trace		
26-30	Knightsdale Road	IP1 4JJ	Vacant	1	P. Caley Groundworks
31	Knightsdale Road	IP1 4JJ	SKS Healthcare		
32	Knightsdale Road	IP1 4JJ	Wyards		
33	Knightsdale Road	IP1 4JJ	Felgains Care & Mobility		
39	Knightsdale Road	IP1 4JJ	Ridgeons		
40 - 44	Knightsdale Road	IP1 4JJ	Vacant	1	Haxley Ruffles Roofing
44A	Knightsdale Road	IP1 4JJ	Jehovah Witnesses Foundation		
43	Knightsdale Road	IP1 4JJ	Turner; Chirsty & Norris Ltd		
Unit 1, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Munro Importers		
Unit 2, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	An Accounting Gem Limited		
Unit 3, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Lynden House		
Unit 4, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Orwell Insurance Services Ltd		
Unit 5, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	Red Eye Records		
Unit 6, 47, Cristal Business Centre	Knightsdale Road	IP1 4JQ	AGM Clothing	1	The Ipswich Skill Centre
49	Knightsdale Road	IP1 4JJ	Bradleys metal Finishers		
53-57	Knightsdale Road	IP1 4JQ	Getech		
59	Knightsdale Road	IP1 4JQ	Hamble Distribution		
2	Wharfedale Road	IP1 4JP	Suffolk Deaf Association		
4	Wharfedale Road	IP1 4JP	Vacant		
6	Wharfedale Road	IP1 4JP	Vacant		
8	Wharfedale Road	IP1 4JP	Steve White Industrial Roofing		
10	Wharfedale Road	IP1 4JP	SG Engineering		
12	Wharfedale Road	IP1 4JP	Mamba Martial Arts		
14	Wharfedale Road	IP1 4JP	Colour Plan		
16	Wharfedale Road	IP1 4JP	Colour Plan		
18	Wharfedale Road	IP1 4JP	Colour Plan Print & Design Ltd		
20	Wharfedale Road	IP1 4JP	Colour Plan		
22	Wharfedale Road	IP1 4JP	SG System Products		
30	Wharfedale Road	IP1 4JP	Needhams		
9	Wharfedale Road	IP1 4JP	National Grid		
40-44	Wharfedale Road	IP1 4JP	Haxley Ruffles Roofing Contractors		
71-75	Dales Road	IP1 4JR	Harts Carpet World		

79	Dales Road	IP1 4JR	Hartwood Flooring and Finishing		
83	Dales Road	IP1 4JR	Vacant	1	East Anglian Mini Centre
Unit 1	85 Dales Road	IP1 4JR	KBB Centre		
Unit 2	85 Dales Road	IP1 4JR	Jam Gou Dou		
Unit 3	85 Dales Road	IP1 4JR	The Little Cake Place		
Unit 4	85 Dales Road	IP1 4JR	Wholesale Granite Ltd		
89	Dales Road	IP1 4JR	Indespension		
91	Dales Road	IP1 4JR	R T Training Solutions		
Unit 1 Dales Court Business Centre	95 Dales Road	IP1 4JR	Caterhire (Ipswich) Ltd	1	Hatfields Catering
Unit 2 Dales Court Business Centre	95 Dales Road	IP1 4JR	Welch Refrigeration & Lemon Pie Design		
Unit 3 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant	1	Dance & Dean
Unit 4 Dales Court Business Centre	95 Dales Road	IP1 4JR	Dance and Dean		
Unit 5 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vance Plasters, Bernard Baker Accounting, Rhine Accounting, Nest		
Unit 6 Dales Court Business Centre	95 Dales Road	IP1 4JR	Fixate Retail Solutions	1	Vacant
Unit 7 Dales Court Business Centre	95 Dales Road	IP1 4JR	Coffeelink Ltd		
Unit 8 Dales Court Business Centre	95 Dales Road	IP1 4JR	Central Trucks & Bus Parts Ltd.		
Unit 9 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant	1	Caterhire (Ipswich) Ltd
Unit 10 Dales Court Business Centre	95 Dales Road	IP1 4JR	Cellar 27		
Unit 11 Dales Court Business Centre	95 Dales Road	IP1 4JR	The Hot Sausage Company		
Unit 12 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant		
Unit 12a Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant		
Unit 14 Dales Court Business Centre	95 Dales Road	IP1 4JR	Traditional Brick & Stones Ltd	1	Dance & Dean
Unit 15 Dales Court Business Centre	95 Dales Road	IP1 4JR	Vacant	1	Office Furniture 484
Unit 16 Dales Court Business Centre	95 Dales Road	IP1 4JR	Park Ward Ipswich Ltd.		
Unit 17 Dales Court Business Centre	95 Dales Road	IP1 4JR	Ipswich Rider Training (Orwell)		
Unit 18 Dales Court Business Centre	95 Dales Road	IP1 4JR	Anglia Foiling & PJ Labels		
Unit 19 Dales Court Business Centre	95 Dales Road	IP1 4JR	Fulcher Sports and Technology Ltd		
Unit 20 Dales Court Business Centre	95 Dales Road	IP1 4JR	Maljon (Timber Preservation) Ltd		
64 units				10	5 vacant units (7.8%)
					0 vacant plots (0.0ha)

3. Eastway Business Park, Sproughton Road

Unit	Address	Post Code	Occupant 2013	Changes	New Occupant 2014
Billington Food Services Ltd	Europa Way	IP1 5DL	Billington Food Services Ltd		
Anglian Willhire	Europa Way	IP1 5DL	Anglian Willhire		
Thrifty Hire	Europa Way	IP1 5DL	Thrifty Hire		
Land north of Europa Way	Land north of Europa Way	IP1 5DL	2.08 ha Vacant Land (05/00893 for housing has lapsed)		
4 units				0	0 vacant units (0%)
					1 vacant plot (2.08 ha)

4. Boss Hall

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
Dairy Crest	Boss Hall Road	IP1 5BN	Chord Project Storage	1	Part Vacant
1	Boss Hall Road	IP1 5BN	William's Tyre and Exhaust Service Bay		
2	Boss Hall Road	IP1 5BN	Ipswich Hydraulics Ltd		
3	Boss Hall Road	IP1 5BN	Brewers		
4	Boss Hall Road	IP1 5BN	Johnstone's Leyland Decorating Centre		
5	Boss Hall Road	IP1 5BN	Geesinkorba		
5a	Boss Hall Road	IP1 5BN	Ipswich Hydraulics		
6	Boss Hall Road	IP1 5BN	East of England Co-operative Funeral Services		
6a	Boss Hall Road	IP1 5BN	Print Wright		
7	Boss Hall Road	IP1 5BN	Unipart Automotive / Brown Brothers		
8	Boss Hall Road	IP1 5BN	German, Swedish, French Car Parts		
9	Boss Hall Road	IP1 5BN	Amaro Signalling Ltd		
9a	Boss Hall Road	IP1 5BN	IP & PS Industrial		
9b	Boss Hall Road	IP1 5BN	National Blood Service		
10	Boss Hall Road	IP1 5BN	Tip and Lift / Gallagher		
11	Boss Hall Road	IP1 5BN	Tip and Lift		
12	Boss Hall Road	IP1 5BN	Vacant	1	M & C Diesel
13	Boss Hall Road	IP1 5BN	Fairview Lifting Gear		
14	Boss Hall Road	IP1 5BN	Bee Bee Refinishing Supplies Ltd / Standox	1	Vacant
15	Boss Hall Road	IP1 5BN	Vacant	1	East of England Co-op Storage
16	Boss Hall Road	IP1 5BN	Vacant	1	East of England Co-op Storage
17	Boss Hall Road	IP1 5BN	Vacant	1	East of England Co-op Storage
18	Boss Hall Road	IP1 5BN	Stoke Hall Garage Ltd		
19	Boss Hall Road	IP1 5BN	Stoke Hall Garage Ltd / Hawk Taxis		
20	Boss Hall Road	IP1 5BN	Dairy Crest		
20a	Boss Hall Road	IP1 5BN	Dairy Crest		
21	Boss Hall Road	IP1 5BN	Vacant	1	East of England Co-op (Vehicle Parking)
22-31	Boss Hall Road	IP1 5BN	East of England Co-op Federal Warehouse		
33	Boss Hall Road	IP1 5BN	JL Bragg Ltd		
34	Boss Hall Road	IP1 5BN	JL Bragg Ltd		
35	Boss Hall Road	IP1 5BN	JL Bragg Ltd		
36	Boss Hall Road	IP1 5BN	Bell Corp		
37	Boss Hall Road	IP1 5BN	Factair Ltd		
38	Boss Hall Road	IP1 5BN	Suffolk Fastener		
39	Boss Hall Road	IP1 5BN	Gill Insulation Contractors		

40	Boss Hall Road	IP1 5BN	Black Jack Group	1	Vacant
41-45	Boss Hall Road	IP1 5BN	FAS Ipswich Ltd.		
46	Boss Hall Road	IP1 5BN	Ipswich Rail Enhancements Project Ltd Chord Project		
47	Boss Hall Road	IP1 5BN	Rackhams		
48	Boss Hall Road	IP1 5BN	Rackhams		
49	Boss Hall Road	IP1 5BN	Factair		
23	Boss Hall Road	IP1 5BN	Faith Raphael Ltd		
23a	Boss Hall Road	IP1 5BN	Dairy Crest (parking)		
43 units				8	3 vacant units (7.0%)
					0 vacant plots (0.00ha)

5. Hadleigh Road Industrial Estate

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
Bolton Aerospace	Hadleigh Road	IP2 0EG	Bolton Aerospace		
Western House, Floor 1	Hadleigh Road Ind Est.	IP2 0HP	Samskip Multimodal Container Logistics	1	Vacant
Western House, Floor 2	Hadleigh Road Ind Est.	IP2 0HP	Samskip MCL	1	Vacant
Western House, Floor 3	Hadleigh Road Ind Est.	IP2 0HP	Samskip MCL	1	Vacant
Western House, Floor 4	Hadleigh Road Ind Est.	IP2 0HP	Network Rail	1	Vacant
Western House, Floor 5	Hadleigh Road Ind Est.	IP2 0HP	Network Rail	1	Vacant
Former Harris	Hadleigh Road	IP2 0HP	Construction of Ipswich "chord" currently taking place (6.79ha with 5.00 ha residue)		
Norris House	Hadleigh Road	IP2 0HU	Vacant		
160	Hadleigh Road	IP2 0HH	Brightspace		
178 – 184	Hadleigh Road	IP2 0HH	Vacant		
Rear of 164-190	Hadleigh Road	IP2 0DD	Vacant - site being cleared (2.1ha)		
Unit 1a	Elton Park	IP2 0DD	Vacant		
Unit 2a	Elton Park	IP2 0DD	Clarks		
Unit 3a	Elton Park	IP2 0DD	Smart Touch	1	Top Gun
Unit 4a	Elton Park	IP2 0DD	Smart Touch	1	Top Gun
Unit 1b	Elton Park	IP2 0DD	P Stevenson Joinery		
Unit 2b	Elton Park	IP2 0DD	AA Motor Medic		
Unit 3b	Elton Park	IP2 0DD	Vacant		
Unit 4b	Elton Park	IP2 0DD	AA Motor Medic		
Unit 5b	Elton Park	IP2 0DD	Vacant		
Unit 1c	Elton Park	IP2 0DD	Elton Park Garage		
Unit 2c	Elton Park	IP2 0DD	S Clarke Vehicle Engineers		
Unit 3c	Elton Park	IP2 0DD	T&R Ices		
Unit 4c	Elton Park	IP2 0DD	Vacant	1	Quay Welding
Unit 5c	Elton Park	IP2 0DD	Whitwell Services	1	Anglia Recovery
Unit 6c	Elton Park	IP2 0DD	Boots the Chemist Ltd		
Vacant land	Elton Park	IP2 0DD	Vacant (1.15 ha)		
	Elton Park	IP2 0DD	Easy Store24/7		
Tubeway Sales	Elton Park	IP2 0DD	Tubeway Sales		
Ellenor House	Elton Park	IP2 0DD	DHE		
A&R Building	Elton Park	IP2 0DD	Vacant		
Marine & Auto Electrics	Elton Park	IP2 0DD	Marine & Auto Electrics		
Storage Warehouse	Elton Park	IP2 0DD	East Anglian Mini Centre		
1 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Universal Tyre & Autocentre		
7 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Cash for Clothes	1	Forewood Floors

Graphic House,9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Boswell Printers	1	Vacant
9 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	XL Windows		
11 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Capital Hair & Beauty Supplies		
2 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Cavalier Haulage		
Unit 7 Rutherford Centre, 4	Hadleigh Road Ind Est.	IP2 0UG	Mears Care Ltd	1	Vacant
Unit 6 Rutherford Centre, 6	Hadleigh Road Ind Est.	IP2 0UG	Acescott Management Services	1	Vacant
Unit 5 Rutherford Centre	Hadleigh Road Ind Est.	IP2 0UG	My Hounds Wash & Groom		
Unit 4 Rutherford Centre, '8 & 10	Hadleigh Road Ind Est.	IP2 0UG	Vacant	1	Acescott Ltd
Unit 3 Rutherford Centre, '12	Hadleigh Road Ind Est.	IP2 0UG	Keepmoat Construction and Development		
Unit 2 Rutherford Centre, 14	Hadleigh Road Ind Est.	IP2 0UG	Wildings		
Unit 1 Rutherford Centre, 16	Hadleigh Road Ind Est.	IP2 0UG	Easilife Cleaning Services		
18 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Lambourne International Ltd		
Bella Ho, 20 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Alfa Bella		
22 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	ICOSYS		
24 Dunlop Rd	Hadleigh Road Ind Est.	IP2 0UG	Blackwell Academy Martial Arts Excellence		
1 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Zalan Motors Ltd		
2 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Printing Supplies		
3 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Sharp Aesthetics		
4 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Balloon Occasions		
5 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant		
6 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Dents and Scuffs	1	Painter & Decorator (name unknown)
7 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Simba Sports Products		
8 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	TPR Signs		
9 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant		
10 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Vacant	1	Procas Dental Laboratory
11 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	The Main Ingredient		
12 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Martin C Gilbert Electricians		
13 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	LINCAT Catering		
14 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	IEM Caterquip		
15 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Procast Ltd		
16 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Brookhouse Volvo Parts		
17 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Club Colours Sports Leisurewear		
18 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Eastern Entertainment Services Ltd		

19 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Eastern Entertainment Services Ltd		
20 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Seasons Catering (Formerly Seasons Ltd)		
21 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Stav Print		
22 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Lankesters Conservatories		
23 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Falcon Windows		
24 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Falcon Glass and Windows		
25 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames		
26 Brookhouse Business Park	Hadleigh Road Ind Est.	IP2 0EF	Ipswich Trade Frames		
4 Brunel Rd	Hadleigh Road Ind Est.	IP2 0EF	Ancient House Press		
8 Brunel Rd	Hadleigh Road Ind Est.	IP2 0EX	British Oxygen Co Ltd		
5 Brunel Rd	Hadleigh Road Ind Est.	IP2 0UB	Splash		
Land adj. to 5 Brunel Rd	Hadleigh Road Ind Est.	IP2 0UB	Pack and Stack		
1 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Deben Print Co		
3 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Pack Stack Self Storage		
5 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Best Badges		
7 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Wardley Electronics		
9 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Wardley Electronics Ltd		
11 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Carr Road Distribution Ltd		
13 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Orwell Housing		
15 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Orwell Housing		
8 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Window Clean Centre		
6 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Cleaning Technicians		
4 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Dulux Decorator Centre		
2 Bailey Close	Hadleigh Road Ind Est.	IP2 0UD	Tools with a mission		
1 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Magnet Plc		
3 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Motor Parts Direct		
5 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Bolton Recycling/Euroshred		
7 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Gofer Ltd		
11 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Edmunson Electrical Ltd		
13 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	BOC Gas & Gear		
17 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Howdens Joinery Co	1	Vacant
19 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Transco		
25 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Tuffnells Parcels Express Ltd		
2 Arkwright Rd	Hadleigh Road Ind Est.	IP2 0UB	Euromix Concrete		
10 Crompton Road	Hadleigh Road Ind Est.	IP2 0UB	Kocurek Excavators		
6 Crompton rd	Hadleigh Road Ind Est.	IP2 0UF	Speedy Services		
8 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UF	Vacant	1	Howden's Joinery
5 Crompton Rd	Hadleigh Road Ind Est.	IP2 0UQ	Booker Cash & Carry		
1 Baird Close	Hadleigh Road Ind Est.	IP2 0UF	Vacant	1	Yodel

2 Baird Close	Hadleigh Road Ind Est.	IP2 0UF	Fuller Davis Printing		
1 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Eastern Facilities Management Solutions (SCC)		
6 Whittle Road	Hadleigh Road Ind Est.	IP2 0UH	Glanmar Handcrafted Beds & Beds Direct-2U		
8 Whittle Rd	Hadleigh Road Ind Est.	IP2 0UH	Ancient House Printing Group		
Gipping Ho, 7 Whittle Rd	Hadleigh Road Ind Est.	IP2 0UH	Ipswich Borough Contracts		
112 units				9	17 vacant units (15.2%)
			5.0 ha as residue of Bacon Chord Site		3 vacant sites (8.25ha)

6. London Road & Scrivener Drive

Unit	Address	Post Code	Occupant 2013	Changes	New Occupant 2014
517	London Road	IP2 0ST	YMCA Training		
517	London Road	IP2 0SD	Proveeda		
519	London Road	IP2 0SD	Landspeed		
Part 1 to rear of 3	Scrivener Drive	IP2 0SD	Vacant Land (0.2ha)		
3	Scrivener Drive	IP2 0SD	TruckForce		
5	Scrivener Drive	IP2 0SD	Monarch Joinery Ltd		
7	Scrivener Drive	IP2 0SD	Vacant	1	City Electrical Factors Ltd
9	Scrivener Drive	IP2 0SD	Vacant		
8 units				1	1 vacant unit (12.5%)
					1 vacant plot (0.20ha)

7. 'Ipswich Village' area

Unit	Address	Post Code	Occupant 2013	Changes	New Occupant 2014
VA Marriott	Handford Road	IP1 2BA	Residential units		
British Telecom	Bibb Way	IP1 2EQ	British Telecom		
Housing site	Handford Road		Housing site		
7	Portman's Walk	IP1 2DW	Camel Sand & Gravel		
11	Portman's Walk	IP1 2DW	Cemex		
6 & 8	Portman's Walk	-	IBC owned land (skip and wheelie bin storage)		
10	Portman's Walk	IP1 2DW	Advance Autos		
12	Portman's Walk	IP1 2DW	BTN Auto Services		
14	Portman's Walk	IP1 2DW	Vacant		
16-20	Portman's Walk	IP1 2DW	John R Cox		
22	Portman's Walk	IP1 2DW	RJ Cox/Astons		
24	Portman's Walk	IP1 2DW	Vacant	1	IBC Electoral Services Storage
26	Portman's Walk	IP1 2DW	Vacant	1	IBC Electoral Services Storage
28	Portman's Walk	IP1 2DW	McAVAC Car Valet		
30 & 32	Portman's Walk	IP1 2DW	Astons		
88	Princes Street	IP1 1RY	Avanti Autos		
90-98	Princes Street	IP1 1RY	Hand Car Wash and Parking	1	Churchmans & The Ink Room
100	Princes Street	IP1 1RY	Drum and Monkey PH		
I B C	Princes Street	-	IBC Car Park		
Portman House	120 Princes Street	IP1 1RS	CSV Media Clubhouse	1	Vacant
Churchman's House	Portman Road	-	Residential units		
141	Portman Road	IP1 1QJ	RCP Parking		
143	Portman Road	IP1 1QJ	RCP Parking		
145	Princes Street	IP1 1QJ	Rileys Snooker Hall		
153	Princes Street	IP1 1QB	Suffolk Life		
Berkeley B C	159 Princes Street	IP1 1QH	Vacant		
Royal Mail	Commercial Road	IP1 1AA	Royal Mail Sorting Office		
Fire Station	Princes Street	IP1 1RS	Fire Station		
Police Car Park	Chancery Road	-	SCC Car Park		
1	Russell Road	IP1 2AG	Crown Court		
2 to 4	Russell Road	IP1 2BE	Staples		
6	Russell Road	IP1 2BX	Klick Fitness		
Endeavor House, 8	Russell Road	IP1 2QW	Suffolk County Council		
3-7 (Land to rear of Grafton House)	Russell Road	IP1 2DE	Vacant (0.31 ha)		
9	Russell Road	IP1 2DE	Handelsbanken		
11	Russell Road	IP1 2DE	Cool Beanz		

13	Russell Road	IP1 2DE	Vacant		
Grafton House, 15-17	Russell Road	IP1 2DE	Ipswich Borough Council		
19	Russell Road	IP1 2DE	IBC Print		
21	Russell Road	IP1 2DE	Premier Stores	1	Costcutters
Gipping Court, 4	Constantine Road	IP1 2EB	NTL and SCC		
2	Constantine Road	IP1 2DH	Virgin Media		
3	Constantine Road	IP1 2DH	Car park		
Constantine House 5	Constantine Road	IP1 2DH	Suffolk County Council		
7	Constantine Road	IP1 2DL	Ipswich Buses Ltd		
Voyage Housing site	Ranelagh Road	-	Housing site-Completed		
42 units				5	4 vacant units (9.5%)
					1 vacant plots (0.31ha)

8. Dock Street, Great Whip Street & Gower Street

Unit	Address	Post Code	Occupant 2013	Changes	New Occupant 2014
8 & 12	Dock Street	IP2 8ET	FJD Commercials		
2 – 6	Great Whip Street	IP2 8EY	Vacant	1	WSM Metal Recycling
8	Great Whip Street	IP2 8EY	Vacant	1	SDF Transport Solutions
10	Great Whip Street	IP2 8EY	Chancery Garage Ltd		
1	Gower Street	IP2 8EX	Mark Munday		
2	Gower Street	IP2 8EX	Handfield Accessories		
3	Gower Street	IP2 8EX	Vacant	1	All UK Signs
4	Gower Street	IP2 8EX	All UK Signs		
5	Gower Street	IP2 8EX	Carpet Solutions	1	Need-A-Hand
6	Gower Street	IP2 8EX	Premier Formes		
7	Gower Street	IP2 8EX	Wiggly Woo's Craft Emporium		
7a	Gower Street	IP2 8EX	Vacant	1	R W Bond Printers
8	Gower Street	IP2 8EX	Vacant		
9	Gower Street	IP2 8EX	Vacant	1	Hydro Pressure Test
10	Gower Street	IP2 8EX	Dynamite Displays / Straight 2 Canvas		
11	Gower Street	IP2 8EX	Design and Graphics		
12	Gower Street	IP2 8EX	AB Tronix		
13	Gower Street	IP2 8EX	IBC Culture and Leisure	1	Cabbie Shack
14	Gower Street	IP2 8EX	Cash 4 Clothes	1	Vacant
19 units				8	2 vacant units (10.5%)
					0 vacant plots (0.0ha)

9. Riverside Industrial Park & West Bank area*

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
Unit 1, Riverside Industrial Park	Rapier Street	IP2 8JX	Self Storage		
Unit 2, Riverside Industrial Park	Rapier Street	IP2 8JX	Homestyle UK Windows Ltd		
Unit 2a, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 3, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 4, Riverside Industrial Park	Rapier Street	IP2 8JX	SCC Archaeological Service		
Unit 5, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	1	R & SS
Unit 6, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 7, Riverside Industrial Park	Rapier Street	IP2 8JX	Creative Cosmetics Ltd		
Unit 8, Riverside Industrial Park	Rapier Street	IP2 8JX	Fish Trade Supplies		
Unit 9, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	1	Fish Trade Supplies
Unit 10, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	1	Basetech Ltd
Unit 11, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs		
Unit 12, Riverside Industrial Park	Rapier Street	IP2 8JX	The Bathroom Collection		
Unit 13, Riverside Industrial Park	Rapier Street	IP2 8JX	AVMAR Ltd	1	Azpects
Unit 14, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create		
Unit 15, Riverside Industrial Park	Rapier Street	IP2 8JX	Re-Create		
Unit 16, Riverside Industrial Park	Rapier Street	IP2 8JX	Onezerosix Ltd		
Units 17-18, Riverside Industrial Park	Rapier Street	IP2 8JX	BMS Imaging		
Unit 19, Riverside Industrial Park	Rapier Street	IP2 8JX	Graham, The Plumbers Merchant	1	Vacant
Unit 20a, Riverside Industrial Park	Rapier Street	IP2 8JX	Pirtek Ipswich		
Unit 21, Riverside Industrial Park	Rapier Street	IP2 8JX	Perspective Signs Ltd		
Unit 22, Riverside Industrial Park	Rapier Street	IP2 8JX	St Elizabeth's Hospice Distribution Centre	1	Vacant
Unit 23, Riverside Industrial Park	Rapier Street	IP2 8JX	CAS Electronics		
Unit 24, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 25, Riverside Industrial Park	Rapier Street	IP2 8JX	E.L.M Property Services		
Unit 26, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant		
Unit 27, Riverside Industrial Park	Rapier Street	IP2 8JX	Vacant	1	Body Fitness
Unit 28, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing		
Unit 29, Riverside Industrial Park	Rapier Street	IP2 8JX	City Plumbing		
Housing	Rapier Street	-	Housing site - completed		
West Bank Area	Wherstead Road	IP2 8NB	ABP		ABP
West Bank Area	Wherstead Road	IP2 8NB	Magnus Group Ltd		Magnus Group Ltd
West Bank Area	Wherstead Road	IP2 8NB	Brett Aggregates		Brett Aggregates Ltd
West Bank Area	Wherstead Road	IP2 8NB	Northern Wood Terminals Ltd		Northern Wood Terminals Ltd
West Bank Area	Wherstead Road	IP2 8NB	Dyer Welding		Dyer Welding Ltd

West Bank Area	Wherstead Road	IP2 8NB	Sims Group (UK) Ltd		Sims Group (UK) Ltd
West Bank Area	Wherstead Road	IP2 8NB	West Bank Timber Ltd		West Bank Timber Ltd
West Bank Area	Wherstead Road	IP2 8NB	G & C Slatings Ltd		G & C Slatings Ltd
29 units(excl. Port)				7	7 vacant units (24.1%)
					0 vacant plots (0.0ha)

* Units within Ipswich Port and owned by ABP have previously been included in this survey, but the accuracy of this information was doubtful due to it not being possible to physically access the port. Use of units at the port is generally restricted to port users and therefore premises are not available as other units are to general business users. Port accommodation only features in Areas 9 and 11 of the survey and whilst reference to the units remains, they are now not included in figures for the number of units or the number of vacant units. Port accommodation is shaded in the above lists.

10. Cavendish Street & White Elm Street

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
Unit 1-2	5 Cavendish Street	IP3 8AX	Next Retail Ltd		
Unit 3	5 Cavendish Street	IP3 8AX	Newey and Eyre Ltd		
Unit 4	5 Cavendish Street	IP3 8AX	Vacant	1	Prestwood Automotive
Land Adjacent	5 Cavendish Street	IP3 8AX	Vacant Site (0.06ha) consent 11/00448 lapsed July 2014. Currently car wash		
9	Cavendish Street	IP3 8AX	Snakes and Ladders		
17	Cavendish Street	IP3 8AX	Raja Stores		
21	Cavendish Street	IP3 8AX	Prestige Car Repairs Ltd		
59-63	Cavendish Street	IP3 8AX	Grove Sprays		
75	Cavendish Street	IP3 8AX	Springvale		
85	Cavendish Street	IP3 8AX	Kays Electronics Ltd		
Housing	Cavendish Street	IP3 8AX	Housing		
2	Cavendish Street	IP3 8AX	Vacant	1	Enterprise Car Rental
46-70	Cavendish Street	IP3 8AX	Builders Equipment		
J J Wilson	White Elm Street	IP3 8BA	J J Wilson		
A T S	White Elm Street	IP3 8BA	Associated Tyre Specialists		
14 units (excluding residential)				2	Nil vacant units
					1 vacant plot (0.06ha)

11. Holywells Close & Holywells Road area

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
Unit 1	Trinity Street	IP3 0AB	Plumb Mate		
Unit 2	Trinity Street	IP3 0AB	Plumb Mate		
Units 3-4	Trinity Street	IP3 0AB	Crown Paints		
Unit 5	Trinity Street	IP3 0AB	K B Kent Blaxhill		
5-13	Unity Street	IP3 0AP	Car Rite & J T Elvin Ltd		
14-36	Unity Street	IP3 0AP	Car Rite & J T Elvin Ltd		
Unit 1	Holywells Close	IP3 0AW	Easy Joint	1	Flex Gym
Unit 2	Holywells Close	IP3 0AW	G W Tyres		
Units 3-5	Holywells Close	IP3 0AW	SCC Library Store		
Unit 7	Holywells Close	IP3 0AW	Barkers		
Unit 8	Holywells Close	IP3 0AW	Vacant	1	El Amin Stores
Unit 10	Holywells Close	IP3 0AW	Anglian Roofing Supplies		
Unit 11	Holywells Close	IP3 0AW	Liquidline		
2	Cliff Road	IP3 0AY	Hawk Express Services		
6	Cliff Road	IP3 0AY	MAR Export		
8	Cliff Road	IP3 0AY	Willis Group		
10	Cliff Road	IP3 0AY	Axter Roofing		
12	Cliff Road	IP3 0AY	GreenCarrier PTS Ltd		
1	Holywells Road	IP3 0DL	Anglia Motorcycles / Chris Self Motorcycles		
3	Holywells Road	IP3 0DL	Supertread Tyres		
5	Holywells Road	IP3 0DL	Vacant	1	St Elizabeth Hospice
7-9	Holywells Road	IP3 0DL	Medi Plinth		
11	Holywells Road	IP3 0DL	Johnstone's Leyland Decorating Centre	1	Clearance Decorating Outlet
15	Holywells Road	IP3 0DL	CVS (Anglia) Ltd, Isuzu Truck Ltd		
17	Holywells Road	IP3 0DL	FIS Windows Ltd		
19	Holywells Road	IP3 0DL	Vacant (Construction Site)	1	Landex / Storex
21-23	Holywells Road	IP3 0DL	Ipswich Fireplace Centre		
25	Holywells Road	IP3 0DL	P Seager Engineers		
27	Holywells Road	IP3 0DL	Vacant	1	Ipswich Tyre Exhaust
29	Holywells Road	IP3 0DL	Ipswich Heating Components Ltd		
31-35	Holywells Road	IP3 0DL	MJS		
37-41	Holywells Road	IP3 0DL	Ipswich Tyre and Exhaust Centre		
43	Holywells Road	IP3 0DL	Jayar Cars and Commercial Factors		
33 units				6	Nil vacant units
					0 vacant sites (0.0 ha)

12. Landseer Road, Greenwich Close, Cliff Quay, Sandy Hill Lane & Raeburn Road south area*

Unit	Address	Post Code	Occupant 2013	Changes	New Occupant 2014
1	Greenwich Close	IP3 0DD	JCG		
2	Greenwich Close	IP3 0DD	DPL Electrical		
3	Greenwich Close	IP3 0DD	Westgate Precision Engineering		
4	Greenwich Close	IP3 0DD	Eclipse		
5	Greenwich Close	IP3 0DD	Vacant	1	ComputerTune
6	Greenwich Close	IP3 0DD	Signs Express		
7	Greenwich Close	IP3 0DD	AMX Offset Services		
8	Greenwich Close	IP3 0DD	Collins and Curtis		
9	Greenwich Close	IP3 0DD	Crisp Engineering	1	AMX Offset Services
11	Greenwich Close	IP3 0DD	Crisp Engineering		
13	Greenwich Close	IP3 0DD	Benson Viscometers		
15	Greenwich Close	IP3 0DD	Benson Viscometers		
17	Greenwich Close	IP3 0DD	T & I Solutions		
19	Greenwich Close	IP3 0DD	Pound Gates		
21-23	Greenwich Close	IP3 0DD	Extreme Muscle Gym		
25	Greenwich Close	IP3 0DD	Target Plant and Sales Ltd		
27	Greenwich Close	IP3 0DD	Columbus		
29	Greenwich Close	IP3 0DD	Columbus		
31	Greenwich Close	IP3 0DD	Iron Glaze	1	Vacant
33	Greenwich Close	IP3 0DD	Robert Forsdike		
Former Econorent	Toller Road	IP3 0BJ	Vacant		
Unit 2 Landseer Business Park	Landseer Road	IP3 0AZ	Riverside Clinic		
Unit 4 Landseer Business Park	Landseer Road	IP3 0AZ	Vacant		Vacant (Consent 12/00702)
Unit 6 Landseer Business Park	Landseer Road	IP3 0AZ	Vacant		Vacant (Consent 12/00702)
Units 8-20 Landseer Business Park	Landseer Road	IP3 0AZ	Anglo Norden	1	Vacant (Consent 12/00702)
22-28 (Landseer Business Park)	Landseer Road	IP3 0AZ	IMOREX	1	Vacant (Consent 12/00702)
9 & 11 Landseer Business Park	Landseer Road	IP3 0AZ	No record	1	Vacant (Consent 12/00702)
40	Landseer Road	IP3 0DG	Hardy Craske		Cliff Quay Developments Ltd (for future car parking) (0.6ha)
46	Landseer Road	IP3 0DB	Vacant		Demolished (0.2 ha)
60 and Vopak	Landseer Road	IP3 0BG	Vacant		Demolished (2.7ha)
Shell Direct	Greenwich Road		Vacant		Demolished (0.2ha)
Cliff Quay Brewery	Cliff Quay	IP3 0AZ	Vacant		Cliff Quay Development - pending development
Former Jewson(Anglo Norden)	Greenwich Road	-	Anglo Norden Ltd		Anglo Norden Ltd
Former Cory Bros	Cliff Quay	IP3 0BZ	ABP		ABP

Grain Terminal	Cliff Quay	IP3 0BZ	The Grain Terminal Ipswich (ABP)		ABP
ABP	Cliff Quay	-	The Grain Terminal Ipswich (ABP)		ABP
70	Landseer Road	IP3 0BS	Bauder		
Department of Transport	Landseer Road	IP3 0DF	Dept Of Transport		
Former Tallspan	Sandy Hill Lane	-	Vacant (current planning permission for Retail Warehousing – 3.51 ha, 3.04 ha remains)		
86	Sandy Hill Lane	IP3 0HZ	isg Jackson Ltd		
88	Sandy Hill Lane	IP3 0BB	Vacant		
Horley Motors	Sandy Hill Lane	IP3 0HY	Horley Motors		
Units 1-2 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	Strata Natural Stone		
Unit 3-5 Cocksedge Business Park	Sandy Hill Lane	IP3 0HY	SCC Records Management		
130	Sandy Hill Lane	IP3 0NA	Newmarket Plant Hire		
Former Volvo Concessionaires	Sandy Hill Lane	IP3 0HY	Vacant	1	Part occupied by 'Strata Natural Stone
Former British Energy	Sandy Hill Lane		Vacant land 5.25ha (1st recorded 2013)	1	
Volvo Site (South)	Sandy Hill Lane	IP3 0ET	Vacant First recorded in 2013	1	
Freight Kare	Raeburn Road South	IP3 0ET	Freight Kare/Cook's Waste, Ipswich Mini-Skip		
Securicor Centre	Raeburn Road South	IP3 0ET	Group 4 Securicor		
Five Castles Press	Raeburn Road South	IP3 0ER	The Print Factory		
42 units (excluding port)				9	9 vacant units (21.4%)
					5 vacant plots (15.53ha)

* Units within Ipswich Port and owned by ABP have previously been included in this survey, but the accuracy of this information was doubtful due to it not being possible to physically access the port. Use of units at the port is generally restricted to port users and therefore premises are not available as other units are to general business users. Port accommodation features in Areas 9 and 11 of the survey and whilst reference to the units remains, they are now not included in figures for the number of units or the number of vacant units. Port accommodation is shaded in the above lists.

13. Felixstowe Road, Derby Road & Hines Road

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
Foxgrove Gardens	Foxhall Road		Housing Site- Complete		
Anglia Garage	Derby Road	IP3 8DJ	Coastal Building Supplies		
Concord Garage	Derby Road	IP3 8DJ	Vacant		
Co-op Depot	Felixstowe Road	-	Ipswich & Norwich Co-operative Society Ltd		
Rosehill Centre	Felixstowe Road	-	Aldi/Co-op Foodstores		
22	Hines Road	IP3 9BG	Concord Media		
22	Hines Road	IP3 9BG	Galaxsea		
24	Hines Road	IP3 9BG	Ready Power	1	Find families in need (food bank)
237	Felixstowe Road	IP3 9BN	British Telecom		
239	Felixstowe Road	IP3 9BN	Rushmere Garden Estates		
239	Felixstowe Road	IP3 9BN	Sunningdale Maintenance (Ipswich) Ltd		
241	Felixstowe Road	IP3 9BN	Sunningdale Joinery		
Unit 1, 243	Felixstowe Road	IP3 9BN	The Fitness Unit Ltd		
Unit 2, 243	Felixstowe Road	IP3 9BN	AV Unit		
Unit 3, 243	Felixstowe Road	IP3 9BN	AV Unit		
247	Felixstowe Road	IP3 9BP	NACRO		
253	Felixstowe Road	IP3 9BN	Vacant	1	Hughes and T.E.D
273-297	Felixstowe Road	IP3 9BN	Fork Rent, Redi Hire and Trucks 'R' Us		
255	Felixstowe Road	IP3 9BN	Gardwell Security		
257	Felixstowe Road	IP3 9BN	Hughes Electrical		
259	Felixstowe Road	IP3 9BN	Ipswich Vehicle Refinishers Ltd		
20 units				2	1 vacant unit (5%)
					0 vacant plots (0.0ha)

14. Wright Road & Cobham Road

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
2	Wright Road	IP3 9JG	East Anglian Wire Works, Aircool Services		
4	Wright Road	IP3 9JG	O B O Scaffolding		
6/6a	Wright Road	IP3 9JG	Genesis		
20	Wright Road	IP3 9JG	Speedy Hire		
Ipswich Transport Museum	Cobham Road	IP3 9JD	Ipswich Transport Museum		
Environment Agency	Cobham Road	IP3 9JD	Environment Agency		
6 units				0	Nil vacant units
					0 vacant plots (0.0ha)

15. The Drift, Leslie Road, Nacton Road

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
Unit 1 The Quadrangle Centre	The Drift	IP3 9QR	Chase Accountants Ltd	1	Beline Transport
Unit 2 The Quadrangle Centre	The Drift	IP3 9QR	Attitude Inc		
Unit 3 The Quadrangle Centre	The Drift	IP3 9QR	Crow Environmental		
Unit 4 The Quadrangle Centre	The Drift	IP3 9QR	Vacant		
Unit 5 The Quadrangle Centre	The Drift	IP3 9QR	School Councils UK / Emediacy		
Unit 6 The Quadrangle Centre	The Drift	IP3 9QR	James Francis		
Unit 7 The Quadrangle Centre	The Drift	IP3 9QR	Camilla Construction Ltd	1	Mutual Media
Unit 8 The Quadrangle Centre	The Drift	IP3 9QR	Mutual Media		
Unit 9 The Quadrangle Centre	The Drift	IP3 9QR	Ellwood Electrical		
Unit 10 The Quadrangle Centre	The Drift	IP3 9QR	Covertec		
Unit 11 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders		
Units 12-13 The Quadrangle Centre	The Drift	IP3 9QR	Rust and Kemp Builders		
Unit 14 The Quadrangle Centre	The Drift	IP3 9QR	Securus Storage Services		
Unit 15-16 The Quadrangle Centre	The Drift	IP3 9QR	P J Print		
Unit 17 The Quadrangle Centre	The Drift	IP3 9QR	Macmillan & Wright		
Unit 17a The Quadrangle Centre	The Drift	IP3 9QR	Nick Bourne		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	The Ark Gospel Church		
Wolsey House, 2	The Drift	IP3 9QR	Ipswich Learning Centre	1	The Centre
Wolsey House, 2	The Drift	IP3 9QR	Star Print Finishing		
Units 1-2 QM Industrial Park	The Drift	IP3 9QR	Anglian Pumping Services Ltd		
Units 3 QM Industrial Park	The Drift	IP3 9QR	UPS - Universal Panels and Systems		
Unit 4 QM Industrial Park	The Drift	IP3 9QR	Cartrad	1	Camden Group
Unit 1 Altitude Business Park, 4	The Drift	IP3 9QR	Eclipse Sound & Light Ltd		
Unit 2 Altitude Business Park, 4	The Drift	IP3 9QR	Hammond Autoserv		
Unit 3 Altitude Business Park, 4	The Drift	IP3 9QR	Signs for you		
Unit 4 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant		
Unit 5 Altitude Business Park, 4	The Drift	IP3 9QR	Dyno Rod		

Units 6 Altitude Business Park, 4	The Drift	IP3 9QR	Vacant		
Unit 7 Altitude Business Park	The Drift	IP3 9QR	TC Body n Paint		
Unit 8 Altitude Business Park	The Drift	IP3 9QR	Vacant		
Unit 9 Altitude Business Park	The Drift	IP3 9QR	T K Garnham		
Unit 10 Altitude Business Park	The Drift	IP3 9QR	Resolve Environmental		
Unit 11 Altitude Business Park	The Drift	IP3 9QR	Vacant		
Unit 12 Altitude Business Park	The Drift	IP3 9QR	Vacant		
Unit 14 Altitude Business Park	The Drift	IP3 9QR	Hemigstone Services		
Unit 15 Altitude Business Park	The Drift	IP3 9QR	Dyke's		
Unit 16-17 Altitude Business Park	The Drift	IP3 9QR	East Anglian Wholesale Florist		
Unit 18 Altitude Business Park	The Drift	IP3 9QR	Eco Services	1	Realise Futures
Unit 19 Altitude Business Park	The Drift	IP3 9QR	Attitude Inc		
Unit 20 Altitude Business Park	The Drift	IP3 9QR	Vacant	1	SolvAir
Unit 21 Altitude Business Park	The Drift	IP3 9QR	A P Lamp Distributors		
8	The Drift	IP3 9QR	Harsco Infrastructure	1	SGB
10	The Drift	IP3 9QR	Quinto Crane and Plant Hire		
12	The Drift	IP3 9QR	Bradmanns Commercial Vehicle Repairs		
14	The Drift	IP3 9QR	Charterlink		
Alstons Furniture	Leslie Road	IP3 9QL	Vacant		
2 & 6	Leslie Road	-	Vacant (0.83 ha)		
10	Leslie Road	IP3 9PL	Vacant	1	Karl King
12	Leslie Road	IP3 9QL	RPS Transport (Ipswich) Ltd		
14	Leslie Road	IP3 9PL	MG Kerry		
1 Alstons Court	Leslie Road	IP3 9PL	Central Tyre		
2 Alstons Court	Leslie Road	IP3 9PL	Sodexo		
3 Alstons Court	Leslie Road	'IP3 9PL	Vacant		
4 Alstons Court	Leslie Road	'IP3 9PL	Sonus Engineering Ltd	1	Esion
5 Alstons Court	Leslie Road	'IP3 9PL	SRC Systems		
6 Alstons Court	Leslie Road	'IP3 9PL	Extreme Racing / M Smith		
7 Alstons Court	Leslie Road	IP3 9PL	Crossfit	1	Granite Transformations
8 Alstons Court	Leslie Road	IP3 9PL	Allpoints	1	Granite Transformations
9 Alstons Court	Leslie Road	IP3 9PL	Granite Transformations		
10 Alstons Court	Leslie Road	IP3 9PL	Vacant	1	Granite Transformations
11 Alstons Court	Leslie Road	IP3 9PL	Kingdom Motorcycles		
12 Alstons Court	Leslie Road	IP3 9PL	Vacant	1	Crossfit
13 Alstons Court	Leslie Road	IP3 9LL	Vacant	1	Crossfit
15 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics		
Cranes	Nacton Road	IP3 9QH	Vacant (10ha)		
14 Alstons Court	Leslie Road	IP3 9PL	Nacton Auto Electrics		
76 units				25	8 vacant units (10.5%) 2 vacant plots (10.83ha)

16. Ransomes Europark, Nacton Road

Unit	Address	Post Code	Occupant 2013	Change?	New Occupant 2014
1 - 3, & 5	Bluestem Road	IP3 9RR	Masons Paper Co		
6	Bluestem Road	IP3 9RR	Parts Center		
8 and 10	Bluestem Road	IP3 9RR	Sulzer, Dowding and Mills Ltd		
11	Bluestem Road	IP3 9RR	Vacant		
12	Bluestem Road	IP3 9RR	Hemisphere Freight Services		
12a	Bluestem Road	IP3 9RR	John Grose		
13 - 17	Bluestem Road	IP3 9RR	Debach Enterprises / Hill Hire		
18	Bluestem Road	IP3 9RR	Plumbing Trade Supplies		
16	Bluestem Road	IP3 9RR	Shield Shipping		
16a	Bluestem Road	IP3 9RR	Autofast Fix.com.ltd	1	Vacant
14	Bluestem Road	IP3 9RR	Simon Morris Ltd		
20	Bluestem Road	IP3 9RR	Reeves and Wright Ltd		
22	Bluestem Road	IP3 9RR	Ashe Controls Ltd		
1 Yale Business Park	Bluestem Road	IP3 9RR	Debach Enterprises		
2 Yale Business Park	Bluestem Road	IP3 9RR	Vacant		
3 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	1	Ipswich Renewables (IES)
4 Yale Business Park	Bluestem Road	IP3 9RR	Vacant	1	Ipswich Electrical Services
5 - 6 Yale Business Park	Bluestem Road	IP3 9RR	Premier Repro and Print	1	Vacant
7 Yale Business Park	Bluestem Road	IP3 9RR	Vacant		
8 Yale Business Park	Bluestem Road	IP3 9RR	Vacant		
9 Yale Business Park	Bluestem Road	IP3 9RR	Vacant		
10 Yale Business Park	Bluestem Road	IP3 9RR	Michael Smy & Gordon Rodwell		
11 Yale Business Park	Bluestem Road	IP3 9RR	Eriks Service Centre and Worldwide		
12 Yale Business Park	Bluestem Road	IP3 9RR	Gripfixings Ltd		
13-15 Yale Business Park	Bluestem Road	IP3 9RR	John Parker Fixings		
30	Bluestem Road	IP3 9RR	Menzies Distribution / John Menzies plc		
34	Bluestem Road	IP3 9RR	RNLI		
Adjacent 34/1 Belfry Rd	Bluestem Road	IP3 9RR	Carters		
23	Bluestem Road	IP3 9RR	UK Mail		
25	Bluestem Road	IP3 9RR	SEA Transport Ltd		
27	Bluestem Road	IP3 9RR	PV Kits Direct		
29	Bluestem Road	IP3 9RR	Climate Centre		
31	Bluestem Road	IP3 9RR	NHS		
33	Bluestem Road	IP3 9RR	Bridges Logistics		
35	Bluestem Road	IP3 9RR	Shield Shipping		
36	Bluestem Road	IP3 9RR	Thompson and Morgan		
38	Bluestem Road	IP3 9RT	Pik-a-Pak		

2 & 4	Foxtail Road	IP3 9RT	Airspeed Tyres and Exhaust		
6	Foxtail Road	IP3 9RT	Tank Auto Engineering		
8	Foxtail Road	IP3 9RT	Suffolk Resprays/ Auto-Vision Windscreens		
10	Foxtail Road	IP3 9RT	Haven Garden Furniture		
12	Foxtail Road	IP3 9RT	Ipswich Wines and Beers		
14	Foxtail Road	IP3 9RT	Sail Medic		
16	Foxtail Road	IP3 9RT	Ipswich Wines and Beers		
18 and 20	Foxtail Road	IP3 9RT	SIG Fixings		
22	Foxtail Road	IP3 9RT	Pipeline Centre		
24	Foxtail Road	IP3 9RT	Plumb Base		
26	Foxtail Road	IP3 9RT	Volvo Truck & Bus		
28	Foxtail Road	IP3 9EL	Bentek		
30	Foxtail Road	IP3 9RX	Ipswich Plastics		
1	Foxtail Road	IP3 9RT	Vacant		
3 and 5	Foxtail Road	IP3 9RT	Royal Mail		
7	Foxtail Road	IP3 9RT	Screwfix		
9	Foxtail Road	IP3 9RT	Karl King Transport Ltd		
11	Foxtail Road	IP3 9RT	Karl King Transport Ltd		
13	Foxtail Road	IP3 9RT	Karl King Transport Ltd		
15	Foxtail Road	IP3 9RT	Karl King Transport Ltd		
32	Foxtail Road	IP3 9BE	John Grose		
34	Foxtail Road	IP3 9RT	Profoil Systems Ltd		
1	Bermuda Road	IP3 9RU	Plumb City		
2	Bermuda Road	IP3 9RU	Crafty Crocodiles		
3	Bermuda Road	IP3 9RU	Plas-u-Fix		
4	Bermuda Road	IP3 9RU	Bartrum Mowers		
5	Bermuda Road	IP3 9RU	Crafty Crocodiles		
6	Bermuda Road	IP3 9RU	The Barnes Group Ltd		
7	Bermuda Road	IP3 9RU	The Bed Factory / Carpet 1st		
8	Bermuda Road	IP3 9RU	Barnes		
9	Bermuda Road	IP3 9RU	Barnes		
11	Bermuda Road	IP3 9RU	Vacant		
2 (NatWest House)	The Sandlings	IP3 9YY	National Westminster Bank		
1 K Line House	West Road	IP3 9SX	K' Line Europe Ltd		
2 K Line House	West Road	IP3 9SX	Vacant	1	Axter
3 K Line House	West Road	IP3 9SX	Axter		
4a K Line House	West Road	IP3 9SX	Integrated Fostering Services	1	Plan It
4b K Line House	West Road	IP3 9SX	Diginate		
5 K Line House	West Road	IP3 9SX	1st Hydroponics		
6 K Line House	West Road	IP3 9SX	Attitude Inc	1	Tailoring (No business name)
7 K Line House	West Road	IP3 9SX	Model Signage Solutions		

8 K Line House	West Road	IP3 9SX	The Window Film Centre		
1	Alpha Terrace, West Rd	IP3 9SX	Kings Coffee House		
1a	Alpha Terrace, West Rd	IP3 9SX	Kings Coffee House		
2	Alpha Terrace, West Rd	IP3 9SX	Ashton Design Company		
3	Alpha Terrace, West Rd	IP3 9SX	Concept Design Ltd		
4	Alpha Terrace, West Rd	IP3 9SX	Deben Diagnostics Ltd		
5	Alpha Terrace, West Rd	IP3 9SX	Zarges	1	Lifetime Financial Solutions
6	Alpha Terrace, West Rd	IP3 9SX	Vacant		
7	Alpha Terrace, West Rd	IP3 9SX	Lifetime Financial Solutions	1	Comdronic Ltd
1	Beta Terrace, West Rd	IP3 9SX	QDOS Communications Ltd		
2	Beta Terrace, West Rd	IP3 9SX	Commerical Finance Brokers		
3	Beta Terrace, West Rd	IP3 9SX	Alchemy Wines Ltd		
4	Beta Terrace, West Rd	IP3 9SX	Homes Instead Senior Care		
5	Beta Terrace, West Rd	IP3 9SX	Strand Freight Ltd		
6	Beta Terrace, West Rd	IP3 9SX	Alton Windows Ltd		
7	Beta Terrace, West Rd	IP3 9SX	R J Dean Plasterers		
8	Beta Terrace, West Rd	IP3 9SX	Chubb		
9	Beta Terrace, West Rd	IP3 9SX	Vacant		
10	Beta Terrace, West Rd	IP3 9SX	Agile Technical Solutions		
11	Beta Terrace, West Rd	IP3 9SX	Desktop Training	1	Accountancy Services
12	Beta Terrace, West Rd	IP3 9SX	Labels Plus Ltd		
13	Beta Terrace, West Rd	IP3 9SX	Glass & Metal Designs	1	VistaGlass
14	Beta Terrace, West Rd	IP3 9SX	C P L Foods Ltd		
Conifer House	Gamma Terrace, West Rd	IP3 9SX	Suffolk Police		
1	Gamma Terrace, West Rd	IP3 9SX	Westminster Recliners		
2	Gamma Terrace, West Rd	IP3 9SX	Westminster Recliners	1	Vacant
3	Gamma Terrace, West Rd	IP3 9SX	Fairs and Baker		
4	Gamma Terrace, West Rd	IP3 9SX	Universal Asset Protection	1	FCC Environmental
4a	Gamma Terrace, West Rd	IP3 9SX	D4 Health, D4 Date	1	Silver Lining Estate Planning
5	Gamma Terrace, West Rd	IP3 9SX	Digi Bee		
5a	Gamma Terrace, West Rd	IP3 9SX	Policy Bee		
6	Gamma Terrace, West Rd	IP3 9SX	Vacant		
6a	Gamma Terrace, West Rd	IP3 9SX	Vacant		
7	Gamma Terrace, West Rd	IP3 9SX	Mencap		
7a	Gamma Terrace, West Rd	IP3 9SX	Mencap		

8	Gamma Terrace, West Rd	IP3 9SX	Asset Monitoring Solutions Ltd		
9(1st Floor)	Gamma Terrace, West Rd	IP3 9SX	Drummand Park Ltd		
9(Ground Floor)	Gamma Terrace, West Rd	IP3 9SX	Penny Lane Computers		
10	Gamma Terrace, West Rd	IP3 9SX	Ultra Glow		
11	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems		
12	Gamma Terrace, West Rd	IP3 9SX	Digital Copier Systems		
1a	Delta Terrace, West Rd	IP3 9SX	National Grid	1	MillCliffe
1b	Delta Terrace, West Rd	IP3 9SX	Vacant		
2b (1st Floor)	Delta Terrace, West Rd	IP3 9SX	National Grid	1	Incubator Projects
2a (Ground Floor)	Delta Terrace, West Rd	IP3 9SX	Print4U		
3 & 3b	Delta Terrace, West Rd	IP3 9SX	Vacant	1	CLDN Cargo
3b	Delta Terrace, West Rd	IP3 9SX	Vacant	1	CLDN Cargo
4a	Delta Terrace, West Rd	IP3 9SX	SS Facilities		
4b	Delta Terrace, West Rd	IP3 9SX	SS Facilities		
5a	Delta Terrace, West Rd	IP3 9SX	Giles Insurance Brookers		
5b	Delta Terrace, West Rd	IP3 9SX	Giles Insurance Brookers		
6	Delta Terrace, West Rd	IP3 9SX	Vacant		
7 a & b	Delta Terrace, West Rd	IP3 9SX	Harmoni	1	Care UK
8	Delta Terrace, West Rd	IP3 9SX	Kiln Regional Underwriting Ltd		
9b	Delta Terrace, West Rd	IP3 9SX	Care UK		
9a	Delta Terrace, West Rd	IP3 9SX	Gardner Denver		
10	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA		
11	Delta Terrace, West Rd	IP3 9SX	The Ferns / SPA		
12a	Delta Terrace, West Rd	IP3 9SX	D4 Data 24		
12b	Delta Terrace, West Rd	IP3 9SX	D4 Data 24		
14a	Delta Terrace, West Rd	IP3 9SX	Vacant		
14b	Delta Terrace, West Rd	IP3 9SX	Plan It	1	Vacant
15	Delta Terrace, West Rd	IP3 9SX	Crane Building Services & Utilities		
2 and 6	Central Avenue	IP3 9SL	CINRAM		
3	Central Avenue	IP3 9QG	Ransomes Jacobsen		
8-16	Central Avenue	IP3 9SL	Vacant land (2.36ha)		
9	Central Avenue	IP3 9SL	Brinor		
11	Central Avenue	IP3 9SL	GMA Warehousing and Transport		
13	Central Avenue	IP3 9SL	GMA Warehousing and Transport		
Epsilon House	West Road	IP3 9SX	Multiple Occupiers- some units vacant		
Omega House	West Road	IP3 9SX	Multiple Occupiers- some units vacant		
Crane House	West Road	IP3 9SX	Crane		
Stanley House	West Road	IP3 9SX	Woodbridge Engineering Co. Ltd.		

26	Central Avenue	IP3 9SL	UK Mail		
28	Central Avenue	IP3 9SL	Sea Transport Ltd		
30	Central Avenue	IP3 9SL	Parcel Force		
1	Augusta Close	IP3 9SS	Ipswich Toyota		
2	Augusta Close	IP3 9SS	Marshall Vauxhall Car Sales		
4	Augusta Close	IP3 9SS	Marshall 'Kia Chevrolet		
3(The Swallow & Premier Inn)	Augusta Close	IP3 9SS	The Swallow (Brewer's Fayre Public House and Restaurant)		
Premier Inn	Augusta Close	IP3 9SS	Premier Inn		
1 Melford Court	The Havens	IP3 9SJ	Vacant		
2 Melford Court	The Havens	IP3 9SJ	Ansaback		
4	The Havens	IP3 9SJ	Ipswich Building Society		
6 and 8	The Havens	IP3 9SJ	Ipswich Building Society		
10 (Medite House)	The Havens	IP3 9SS	MSC		
11	The Havens	IP3 9SJ	David Loyds		
15	The Havens		Nidera		
16	The Havens	IP3 9SS	BDO Accountants & Business Advisors		
18	The Havens	IP3 9SS	KDM		
20	The Havens	IP3 9SS	Allports		
22	The Havens		Allport		
24 –28	The Havens		RBS		
17	The Havens		Fire Station		
30	The Havens	IP3 9SJ	Lancaster Group		
32	The Havens	IP3 9SJ	Haven Power		
Site I	The Havens		Vacant (1.68ha)		
Site F	The Havens		Vacant (1.71ha)		
21	The Havens	IP3 9SJ	Makro		
Vacant Land	Lytham CClose		Vacant Land (1.60 ha)		
1	Edison Close		SCDC Maintenance		
3	Edison Close	IP3 9GU	Eurocell		
5	Edison Close	IP3 9GU	CJ Electrical Elements		
7	Edison Close	IP3 9GU	CJ Electrical Elements		
2	Edison Close	IP3 9GU	Medlock Electrical Distributor		
6	Wentworth Road	IP3 9SW	Home Store Self Storage		
Driving Test Centre,	3 'Wentworth Road		Driving Test Centre		
IP/06/00022/FUL	Wentworth Road	IP3 9SJ	Vacant (1.11ha)		
5	Wentworth Road	IP3 9GU	Henbrandt – The Harlequin Brand		
S&P House,	1a Wentworth Road		Soler and Palau		
Site K1	Wentworth Road		Vacant land (0.88 ha)		
Site K3	Wentworth Road		Certas Energy		
Buildbase,	1 Wentworth Road		Buildbase		
Unit 1	Basepoint, The Havens		Finance East Ltd		

2	Basepoint, The Havens		Sea Kargo Ltd		
3	Basepoint, The Havens		Ikon Training Ltd		
4	Basepoint, The Havens		Wilson Forwarding		
5	Basepoint, The Havens		Prime Global Logisitcs		
6	Basepoint, The Havens		Miller Wash Associates LLP		
7	Basepoint, The Havens		Equity Estates Projects		
8	Basepoint, The Havens		Billie Box		
9	Basepoint, The Havens		Chase Resources Ltd		
10	Basepoint, The Havens		Efficacy Solutions		
11	Basepoint, The Havens		Cambridge Weight Plan		
12	Basepoint, The Havens		n/k		
12a	Basepoint, The Havens		12a Brancast		
14	Basepoint, The Havens		SCI Partnership		
15	Basepoint, The Havens		n/k		
16	Basepoint, The Havens		Orwell Freight Services		
17	Basepoint, The Havens		Above and Beyond Care		
18	Basepoint, The Havens		Langham Associates		
19	Basepoint, The Havens		Web Training		
20	Basepoint, The Havens		Web Training		
21	Basepoint, The Havens		n/k		
22	Basepoint, The Havens		Fire Globe Ltd		
23	Basepoint, The Havens		Action Coach East Anglia		
24	Basepoint, The Havens		Claro Solutions		
25	Basepoint, The Havens		Suffolk Careline / Community Voice Ltd		
26	Basepoint, The Havens		Identity Web Design		
27	Basepoint, The Havens		Swann Staff Recruiting		
28	Basepoint, The Havens		iMarketing Ltd		
29	Basepoint, The Havens		Elementalle		
30	Basepoint, The Havens		Orwell Computers		
31	Basepoint, The Havens		Harden Associated Ltd		
32	Basepoint, The Havens		Touch UK		
33	Basepoint, The Havens		Ross Dean / Caroline Gauld Events		
34	Basepoint, The Havens		Yellow Jelly and Partners		
35	Basepoint, The Havens		Cardinal Chambers		
36	Basepoint, The Havens		Media Search		
37	Basepoint, The Havens		Varega Ltd		
38	Basepoint, The Havens		Suffolk Careline / Community Voice Ltd		
39	Basepoint, The Havens		Safety Critical Communications		
40	Basepoint, The Havens		Wesselton Associates		
41	Basepoint, The Havens		Wesselton Associates		
42	Basepoint, The Havens		Blind Veterans UK		
43	Basepoint, The Havens		Orwell Computers		

44	Basepoint, The Havens		Allergy & Candida Centre		
45	Basepoint, The Havens		HSC Professional		
46	Basepoint, The Havens		Personal Career Management		
47	Basepoint, The Havens		Billie Box		
48	Basepoint, The Havens		Bristo Holland Ltd		
49	Basepoint, The Havens		n/k		
50	Basepoint, The Havens		n/k		
51	Basepoint, The Havens		n/k		
52	Basepoint, The Havens		n/k		
53	Basepoint, The Havens		Baytree Catering		
54	Basepoint, The Havens		Bakers of Suffolk		
55	Basepoint, The Havens		W M Electrical		
56	Basepoint, The Havens		TLC Cleaning		
57	Basepoint, The Havens		Cargo Labels		
58	Basepoint, The Havens		Go Buy Post		
59	Basepoint, The Havens		Colin Ascot		
60	Basepoint, The Havens		Half Moon Foods		
61	Basepoint, The Havens		Paul Stemp- Health & Wellbeing		
62	Basepoint, The Havens		Refresh Wellness		
63	Basepoint, The Havens		Gavin King Photography		
64	Basepoint, The Havens		Dunne Consultancy Ltd		
65	Basepoint, The Havens		PA Centre Ipswich Sound Solutions		
66	Basepoint, The Havens		Ipswich Fitness		
67	Basepoint, The Havens		Nnable & Haven Power		
68	Basepoint, The Havens		Seven Social Care		
69	Basepoint, The Havens		BM Tankering		
70	Basepoint, The Havens		Proverb 2 Lmt		
71	Basepoint, The Havens		Chase Resource Ltd		
72	Basepoint, The Havens		Ross Dean Photography		
73	Basepoint, The Havens		n/k		
			<i>Only the number of vacancies at Basepoint are known, not which units are vacant or who occupies which unit</i>		7 vacant units at Basepoint
73 units at Basepoint					
264 units including Basepoint				19	28 vacant units (10.6%)
					6 vacant Plots (9.34 ha)

892 Units in Total
98 Vacant Units in Total
11.0% of units are vacant
21 Vacant Plots (49.40ha)

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.

Summary of changes and vacant units within employment areas

Employment Area	Change of Occupant	Vacant to Vacant	Vacant to Occupied	Occupied to Vacant	Number of Units	% Vacant	Total Vacant Units
1. Whitehouse	7	7	4	6	116	11.2%	13
2. Dales Road	3	4	6	1	64	7.8%	5
3. Eastway	0	0	0	0	4	0.0%	0
4. Boss Hall	0	0	5	3	43	7.0%	3
5. Hadleigh Rd	5	8	5	9	112	15.2%	17
6. London Road	0	1	1	0	8	12.5%	1
7. 'Ipswich Village'	1	3	2	1	42	9.5%	4
8. Gower St	2	1	5	1	19	10.5%	2
9. Riverside	1	5	4	2	30	23.3%	7
10. Cavendish St	0	0	2	0	13	0.0%	0
11. Holywells Rd	2	0	4	0	33	0.0%	0
12. Landseer Rd	1	5	2	4	42	21.4%	9
13. Felixstowe Rd	1	1	1	0	20	5.0%	1
14. Wright Road	0	0	0	0	6	0.0%	0
15. Leslie Rd, The Drift	9	8	5	0	76	10.5%	8
16. Ransomes Europark	11	15	5	4	264	10.6%	28
Totals	43	58	51	31	892	11.0%	98

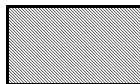
Note: The term Vacant Units referred to in the above table does not include undeveloped vacant land. Vacant land is accounted for separately in the table on Page 5.

Whilst more than 55% of vacant units were also vacant at the time of last year's survey, there is a net increase in the number of units that are occupied. The number of previously vacant units that are now occupied (51), exceeds the number of units that have become vacant in the past year (31) by 64%.

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



Site Boundary



Vacant building/land



Boundary of an existing employment area (as identified in the Ipswich Local Plan 1997)



Boundary of the area covered by Ipswich Borough Council

The plans on the following pages are based upon the Ordnance Survey mapping - © Crown copyright and database right 2014. Ordnance Survey Licence number 100021566