

1 – 7 Bluestem Road, Ransomes Europark, Ipswich IP3 9RR

# INDUSTRIAL TO LET

49,000 sq ft



**Coke Gearing**  
consulting  
Chartered Surveyors



- Prominent corner position
- Established business park
- One minute from J57 on the A14
- 49,000 sq ft

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)



## Location

Ransomes Europark is situated to the south east of Ipswich adjacent to the A14 Junction 57 and forms one of the most prominent commercial locations in the town. Units 1 – 7 are positioned at the entrance to the Park on Bluestem Road, the main arterial road through the area and benefit from excellent prominence onto the A1189/Bluestem Road roundabout.

Ipswich is located 77 miles north east of Central London, 45 miles south of Norwich and 18 miles north east of Colchester. The town is well connected by serving the A14 and A12, which provide access to a number of towns including Cambridge, Bury St Edmunds, Felixstowe and Chelmsford.

## Description

The property comprises industrial units, A1, B1 and B2. Unit A1 is self-contained.

The buildings are of steel portal frame construction with brick elevations and offices to the front of each unit. Building specification includes 5.5 m minimum eaves height rising to 8 m at the apex, 4 x concertina loading doors, a substantial yard with ample HGV and car parking. The offices are arranged over ground and first floors and comprise approximately 11% of the total gross internal area.

Within the office space there is a reception area, male and female WCs, kitchens and meeting rooms.

The site area extends to approximately 2.20 acres, providing a site density of circa 51%.

## EPC

The property has an EPC rating of C

## Accommodation

### Unit A1

Warehouse	1,923 sq m	20,702 sq ft
Office	215 sq m	2,311 sq ft
<b>Sub-Total</b>	<b>2,138 sq m</b>	<b>23,013 sq ft</b>

### Unit B1

Warehouse	1,053 sq m	11,336 sq ft
Office	165 sq m	1,771 sq ft
<b>Sub-Total</b>	<b>1,218 sq m</b>	<b>13,107 sq ft</b>

### Unit B2

Warehouse	1,065 sq m	11,468 sq ft
Office	143 sq m	1,540 sq ft
<b>Sub-Total</b>	<b>1,208 sq m</b>	<b>13,008 sq ft</b>

<b>TOTAL</b>	<b>4,564 sq m</b>	<b>49,128 sq ft</b>
--------------	-------------------	---------------------

## Timing

The property is available in September 2021 or sooner by negotiation. On a new FRI lease for terms to be agreed.

## Rent

Price On Application.

## Rateable Value

The building is current listed with a Rateable Value of £190,000. Assuming a UBR of 50.3p this gives Rates Payable of £95,570 per annum.

## Viewings

For further information please contact:

**Contact: Adam Tindall MRICS/Paul Fitch MRICS**

**Office: 01279 758758**

**Mobile: 07776 211722 / 07771 607585**

**Email: [adam@cokegearing.co.uk](mailto:adam@cokegearing.co.uk)  
[paul@cokegearing.co.uk](mailto:paul@cokegearing.co.uk)**