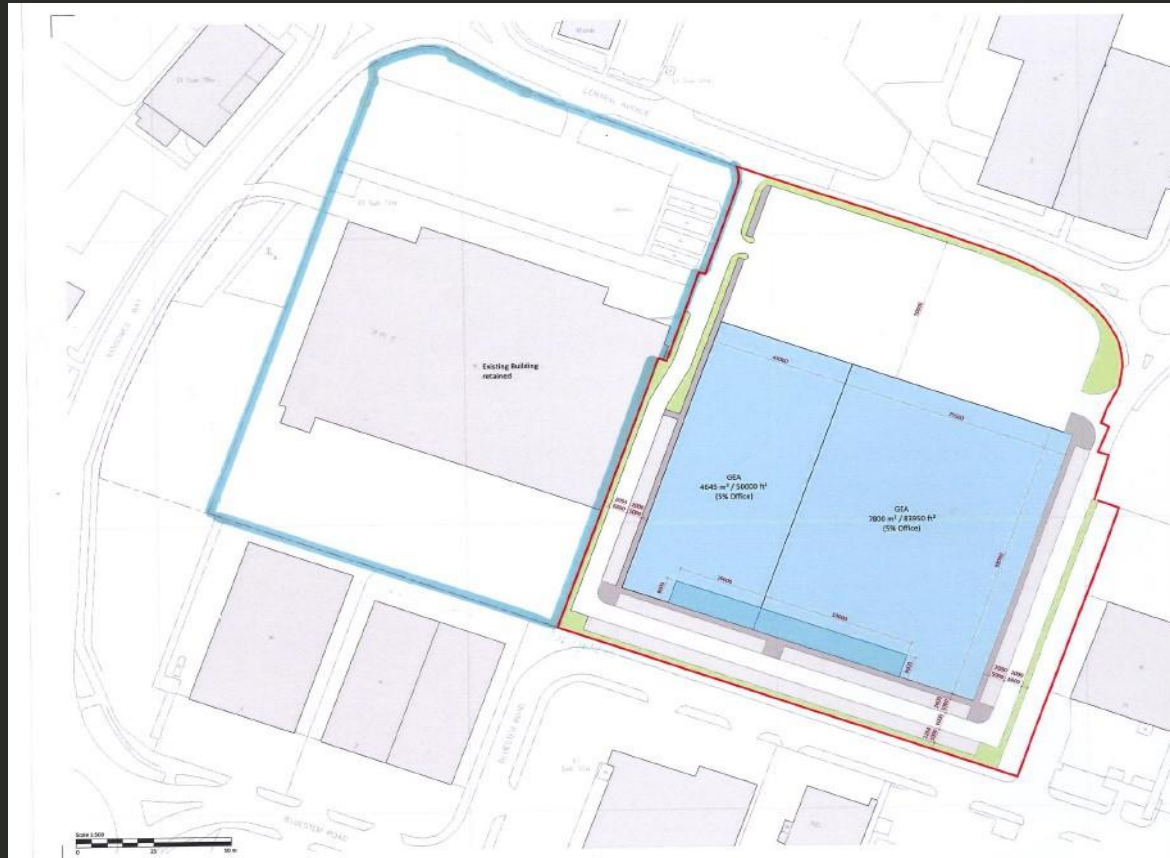


Former Cinram Site, Central Avenue/Ransomes Way, Ransomes Europark, Ipswich, Suffolk IP3 9SL

REFURBISHED/NEW BUILD WAREHOUSING **TO LET**

Approximately 40,000 – 130,000 sq ft net internal area



- Prime location on Ransomes Europark
- 80,000 sq ft of refurbished B2/B8 space available late 2023
- New build opportunities up to 130,000 sq ft on a pre-let basis

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

Location

Ransomes Europark is situated approximately to the north east of Ipswich town centre and to the northern (Felixstowe) side of the A14 Orwell Crossing bridge.

The site is strategically sited approximately 10 miles west of Felixstowe Port, 25 miles from Harwich International Port, 70 miles from Central London and 55 miles from Cambridge. Accessing directly onto the A14 will give drive times of approximately 7 minutes to the A12 south and 58 minutes to the M25 (J28).

Due to its position at the intersection of the A12 and A14, Ipswich has grown considerably in commercial stature during recent years as it forms a hub for the nearby ports, and therefore a staging post to both London and the Midlands when factoring lorry drive times.

The former Cinram site is in a highly prominent position, fronting both the main Ransomes Way and Central Avenue. The majority of the immediate environs are traditional warehouse and industrial uses, but leisure, food and shopping facilities are all easily accessible on foot.

Description and Availability

To the Ransomes Way frontage is an existing building (edged blue) totalling approximately 80,000 sq ft, rectangular in shape, benefitting from commercial vehicle yard to the Central Avenue frontage with further significant car parking to the rear elevation. The building has an eaves height to the underside at 5.3 m, rising to 8.6 m at the apex. There are loading doors to the Central Avenue elevation as existing, but these can be configured to suit a specific occupier. The building could be made available as two separate units of approximately 40,000 sq ft each.

The adjacent cleared site (edged red) has the capacity to accommodate new, high specification B2/B8 space, including a 50 m yard, up to 130,000 sq ft, divisible by agreement.

For further information on specification, rent and timeframe please contact Paul Fitch or Adam Tindall at the retained agents, Coke Gearing.



For further information please contact:

Paul Fitch MRICS

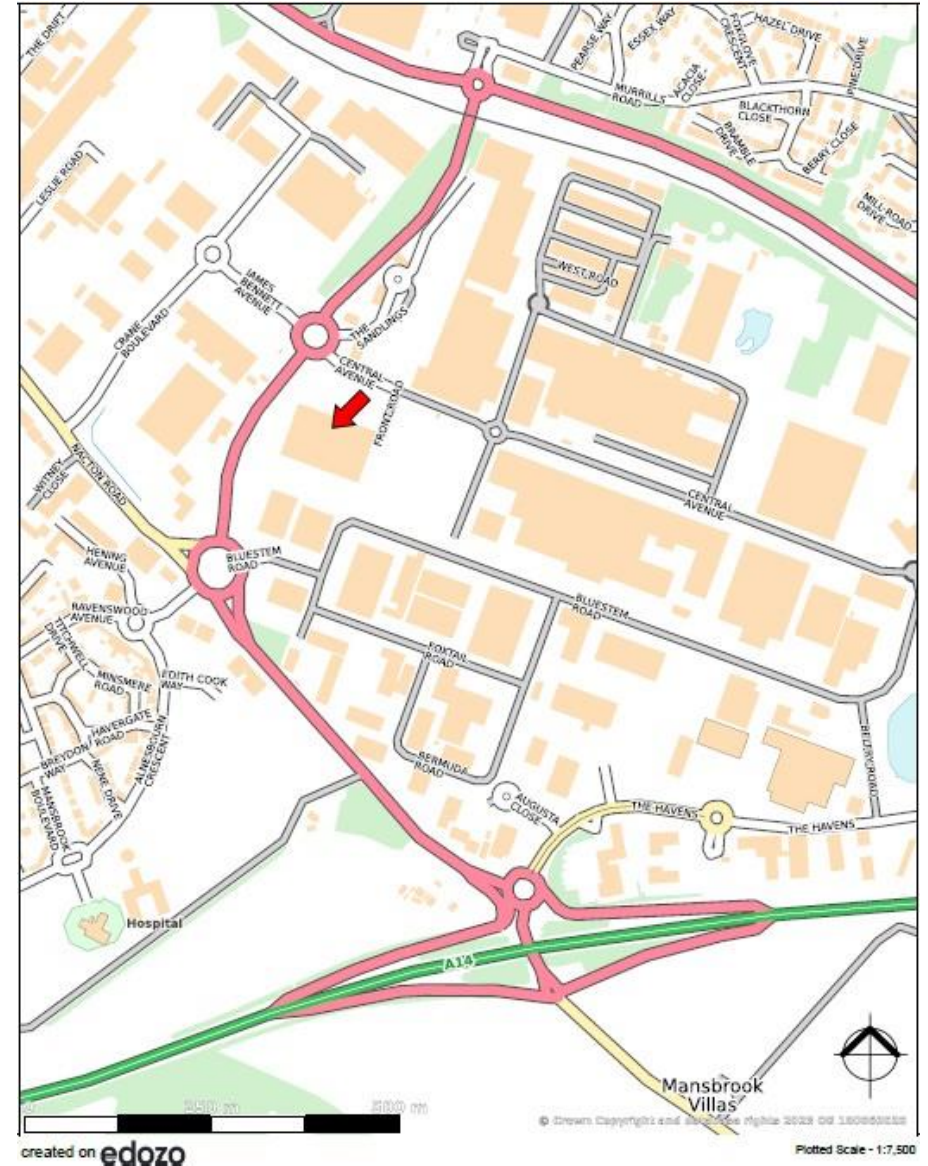
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