

Unit 40 Bluestem Road, Ransomes Europark, Ipswich, Suffolk, IP3 9RR



TO LET

- Located on Ransomes Europark, Ipswich's premier business park
- 25,284 sq. ft. (2,348.95 sq. m.) plus mezzanine
- Eaves height 6.7 metres
- Ground level and dock level roller shutter doors
- Large secure yard

Detached
warehouse
available on
new lease



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



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Details

Location

Ransomes Europark is regarded as the town's premier business park, situated to the south east of Ipswich, adjacent to the A14 which provides excellent road communications with Felixstowe Port, the Midlands and London via the A12.

The property is located on the east side of Bluestem Road close to the roundabout junction with Central Avenue (see location plan).

Description

The property is shown on the site plan edged red for identification purposes only. The property was built in about 1993 and comprises a 10 bay steel portal frame warehouse with profile sheet cladding to the elevations and roof, served by three shutter doors, two of which are accessed via a loading ramp and fitted with dock levellers.

Ancillary accommodation includes office, restroom, packing area and WC's with light storage above, served by gas fired central heating and fluorescent lighting. The warehouse area is fitted with three-phase electricity and sodium lighting.

The property is served by a large secure forecourt providing parking and loading facilities.

Accommodation

The premises provide the following approximate dimensions and floor areas:

Gross internal floor area:

Warehouse/ancillary	25,284 sq. ft. (2,348.95 sq. m.)
Mezzanine storage	897 sq. ft. (83.33 sq. m.)
	26,181 sq. ft. (2,432.28 sq. m.)

Eaves height	6.7 metres
Apex height	9.0 metres

Loading doors:

Ground level door	Width 3.4 metres Height 4.47 metres
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Twin dock level doors	Width 2.50 metres Height 3.38 metres
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Services

The premises are served by mains electricity, gas, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Business Rates

The property is assessed as follows:

Rateable Value:	£118,000
Rates Payable (2023/24):	£ 58,882 per annum

The rates are based on a UBR for the current year of 49.9p in the pound. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

Local Authority

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE.
Telephone: 01473 432000

Terms

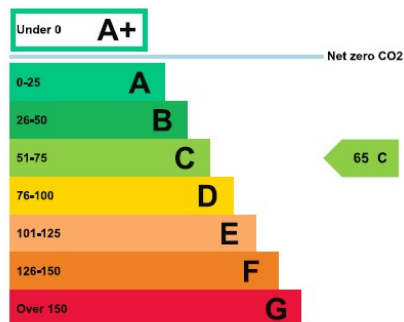
The premises are available on a new full repairing and insuring business lease on terms to be agreed and at an initial rent of £225,000 per annum exclusive.

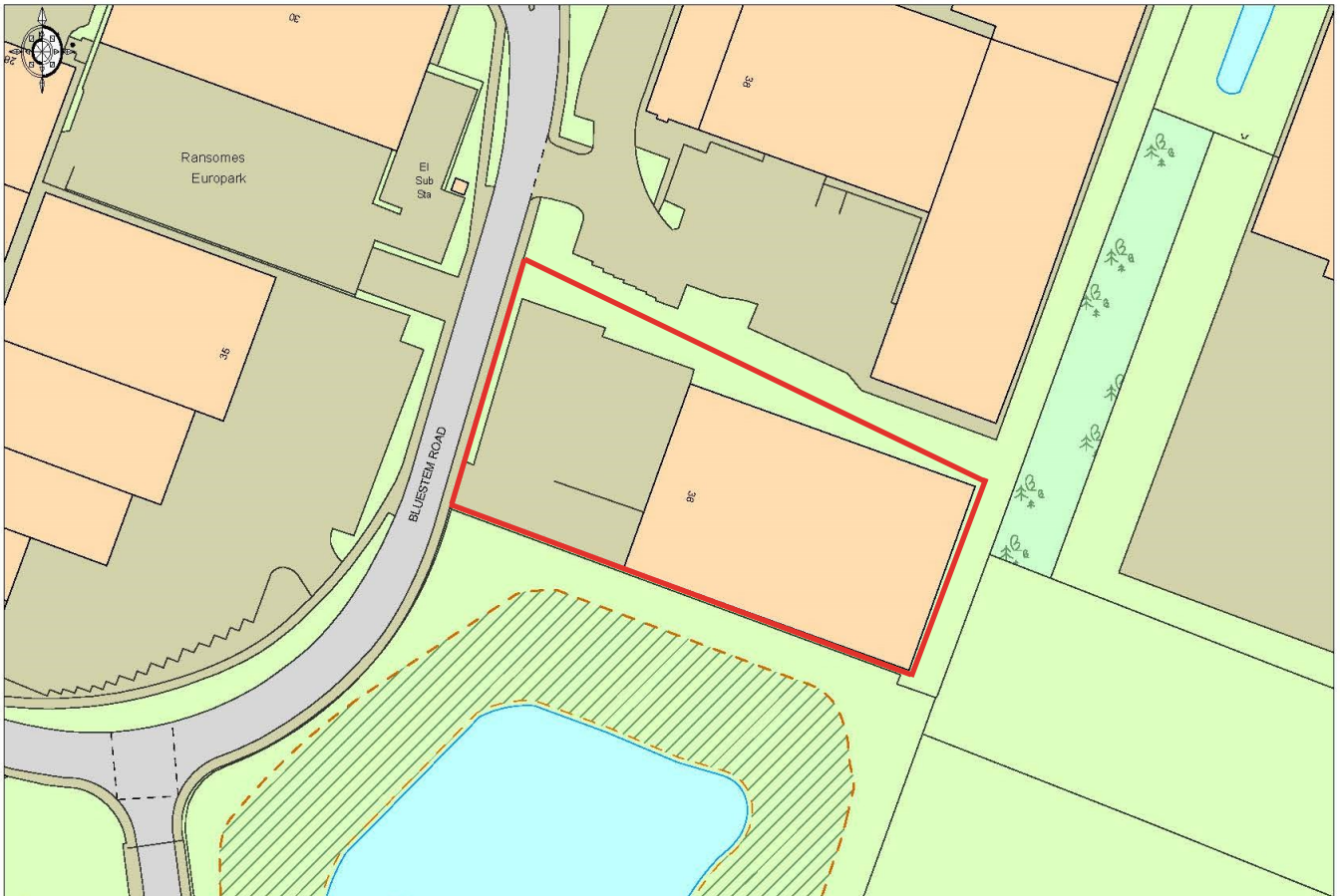
The property is VAT elected and the rent is subject to VAT.

Particulars

Property details prepared in August 2023.

Energy Performance Certificate





NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

www.fennwright.co.uk

Contact **Alistair Mitchell**

agm@fennwright.co.uk

Checkley & Co. LLP

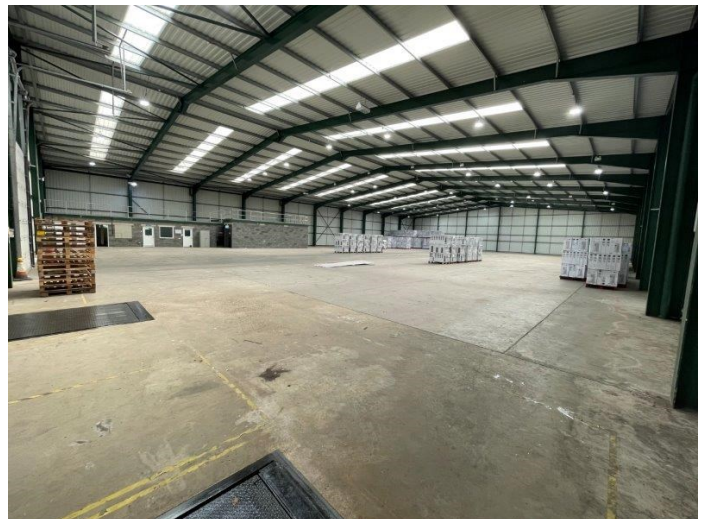
The Cloisters, 12 George Road, Edgbaston, Birmingham, B15 1NP

0121 456 4477

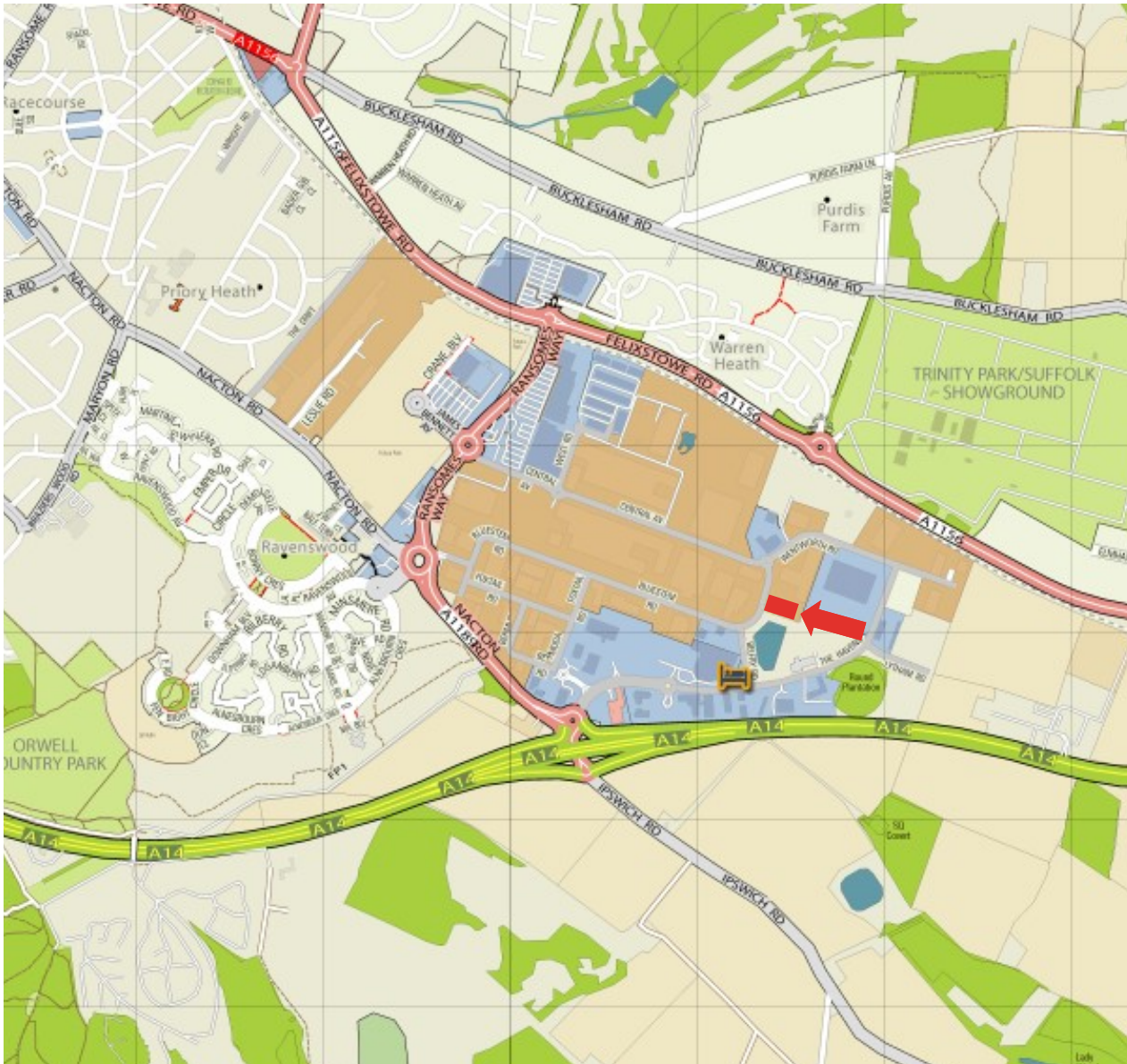
www.checkleys.co.uk

Contact **Adam Checkley**

adam.checkley@checkleys.co.uk



Particulars for Unit 40 Bluestem Road, Ransomes Europark, Ipswich, Suffolk, IP3 9RR



For further information call

01473 232 701

or visit fennwright.co.uk

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