



34 FOXTAIL ROAD

Ransomes Europark, Ipswich, Suffolk, IP3 9RT

FOR SALE / TO LET - Warehouse/Industrial Unit

Fenn
Wright

savills

HIGHLIGHTS

- Prominent corner location on Ransomes Europark
- Detached Industrial / Warehouse Building
- Roof completely reclad and insulation upgraded 2019
- Base Build – 20,978 ft² (1,948.90 m²)
- Mezzanine Areas – 6,793 ft² (631.09 m²)
- Site Area - 1 acre (0.41 ha)
- Good Yard
- On site car parking



LOCATION

Ransomes Europark is situated to the south east of Ipswich, adjacent to Junction 57 of the A14 which provides excellent road communications with Felixstowe, London and the national motorway network. Occupiers on the estate include Textron Turf Care, Debach Enterprises, Parcelforce, Menzies Distribution, Screwfix, Plumbcity, Medlock and Makro.

The property occupies a prominent position on the corner of Foxtail Road and Bluestem Road.

DESCRIPTION

The property comprises a large detached industrial/warehouse building of steel portal frame construction with brick/blockwork and profile sheet cladding to the elevations, under an insulated profile sheet roof incorporating translucent panels. The building is arranged over three interconnecting bays each served by shutter doors and independent ancillary accommodation.

Bay One comprises a large warehouse/production area with two storey ancillary accommodation including reception, offices, stores, kitchen and WC facilities along with a mezzanine floor providing additional offices.

Bay Two comprises additional warehouse and storage accommodation with corner workshop, offices and WC's. Two mezzanine floors provide additional office and storage areas.

Bay Three consists of a large open storage area with corner workshop, office, stores, kitchen and WC facilities together with further first floor open storage.

The warehouse/production areas are fitted with LED lighting and gas heating.

The majority of the ancillary accommodation is fitted with LED lighting, comfort cooling/heating or gas fired central heating and perimeter trunking.

Externally a large forecourt provides loading/unloading and parking facilities.



ACCOMMODATION

On a Gross Internal Area (GIA) basis the property measures approximately:

BASE BUILD	SQ FT ²	SQ M ²
Bay One - Ground Floor	8,320	772.93
Bay One - First Floor	1,032	95.92
Bay Two - Ground Floor	6,803	632.02
Bay Three - Ground Floor	4,823	448.11
TOTAL	20,978	1,948.98
MEZZANINE FLOORS	SQ FT ²	SQ M ²
Bay One - Mezzanine	2,013	187.02
Bay Two - Mezzanine	2,182	202.76
Bay Three - Mezzanine	2,598	241.35
TOTAL	6,793	631.13
TOTAL	27,772	2,580.11

The property has eaves heights 17 ft 10 in - 19 ft 0 in (5.44 - 5.78 m) and sits on a site area of 1 acre (0.41 ha).

BUSINESS RATES

The premises are assessed as follows:

Rateable Value: £97,500
Rates Payable (2021/22): £49,920 per annum.

SERVICES

It is understood that the property is connected to mains three phase electricity, water, drainage and gas.

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.



Ground Floor



First Floor/Mezzanines

PLANNING

The property has previously been used for Class B2 (General Industrial) use.

Planning consent was granted on the 17th May 2019 for a change of use from Class B2 to B1c/B2/B8 covering Light Industrial, General Industrial and Storage & Distribution uses (reference IP/19/00294/FUL).

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority, Ipswich Borough Council.

IMPORTANT

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

VAT

The property has not been opted for tax and as such VAT will not be applicable on the rent/sale price.

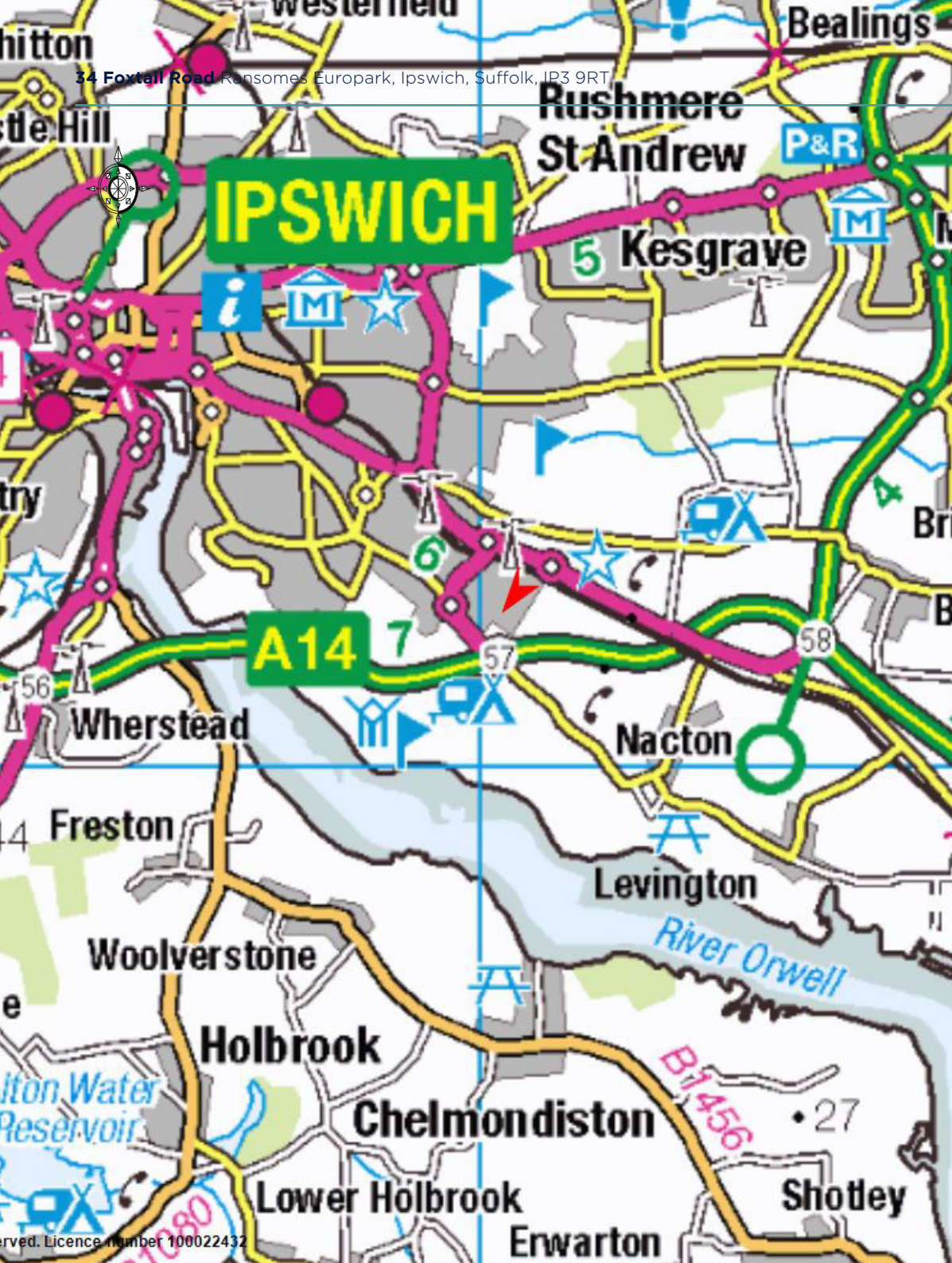
TERMS

The premises are available on a new Full Repairing & Insuring lease for a term by negotiation and at an initial rent of £150,000 per annum exclusive.

Alternatively the freehold of the property is available at a Guide Price of £2,250,000.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



EPC

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CONTACT

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VIEWINGS

Strictly by prior appointment with the joint agents.



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