

7 Bermuda Road

Ransomes Europark, Ipswich, Suffolk IP3 9RU

FOR SALE - Industrial/Warehouse Unit



savills

- Prominent Corner Location on Ransomes Europark
- Detached Industrial / Warehouse Building
- Currently includes Showroom
- 14,017 ft² (1,302.27 m²)
- Site Area of 0.74 acre (0.30 ha)
- Secured 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 Bermuda Road.

DESCRIPTION

The premises comprises an industrial unit of steel portal frame construction with a mix of insulated profile steel cladding and brick/block work to the elevations under and insulated pitched roof, with an eaves height of 4.35m increasing to 4.78m. The property was constructed in the late 1980's and extended in the mid 1990's.

Internally the property is configured as a showroom with offices and welfare facilities together with three workshop/storage areas beyond. The property benefits from concrete floors, LED lighting and there are a total of 6 gas space heaters throughout the building.

There is a roller shutter loading door to both the rear and side elevation. The property occupies a prominent corner position on Bermuda Road, one of the internal estate roads of Ransomes Europark and benefits from two gated access points at the front and rear of the property. There is car parking and yard along the side of the building with a wider and deeper yard to the rear of the property.

ACCOMMODATION

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

DESCRIPTION	ft ²	m ²
Ground Floor	13,051	1,212.50
Mezzanine	966	89.77
Total	14,017	1,302.27

PLANNING

Planning consent was granted on the 19th October 1994 reference 94/00788/FUL for the continued use of the former workshop and warehouse with retail sales area for the manufacture of beds and mattresses (Class B2) and use of part of the premises for ancillary retail sale of products manufactured on the premises and associated items.

A planning application has been submitted for a change of use of the premises to cover Class E(G)(iii) Light Industrial, B2 General Industrial and B8 Warehousing & Distribution uses.

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.

BUSINESS RATES

From internet enquiries of the Valuation Office Agency (www.voa.gov.uk) website we understand that the premises have a combined Rateable Value of £72,500 (April 2023 Listing).

SERVICE CHARGE

Bermuda Road and the surrounding estate roads of Ransomes Europark are in private ownership and as such the property is liable to pay a service charge to recover a proportional cost of maintaining the common parts of the estate. Further details are available from the agent upon request.



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.

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.

GUIDE PRICE

The premises are available freehold at a Guide Price of £1,650,000.

VAT

It is believed that the property has been opted for tax and as such VAT will be applicable on the sale price. Please contact the agent for further details.

EPC

The property has been assessed and the EPC rating is F:136. However, there is potential to increase this to C:60 rating should the gas space heaters be removed.

LEGAL COSTS

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

VIEWINGS

Strictly by prior appointment with the sole selling agents:



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