

34 FOXTAIL ROAD

Ransomes Europark, Ipswich, Suffolk IP3 9RT

WAREHOUSE/INDUSTRIAL UNIT

21,125 sq ft (1,962.6 sq m)



TO LET



- Prominent corner location on Ransomes Europark
- Detached industrial/warehouse building
- Comprehensively refurbished
- Site area of 1 acre (0.41 ha)
- EPC 'A' rating
- Secured yard
- 30 on-site car parking spaces
- 7 EV charging points
- Solar PV roof panels

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 an open plan detached industrial building situated within a fenced and gated site. To the front of the property are offices at first floor level with a reception, welfare and further office accommodation at ground floor level. Beyond is the large open plan warehouse area which benefits from three new electric loading doors, a newly painted warehouse floor and LED lighting.

To the rear of the unit there are further office and welfare facilities at ground floor level. The refurbished office areas throughout are carpeted and have LED lighting.

Externally, the yard provides loading/unloading, car parking for approximately 30 cars including 7 EV charging station spaces, disabled parking bays and a bike shed.

The property has an eaves height of 5.44 m (17 ft 10 ins) – 5.78 m (19 ft), and solar PV panels installed on the roof will provide additional electricity via a Power Purchase Agreement at below market supply cost. The solar array gives a peak supply of 63 KWh.

BY ROAD:

J57 A14	3 mins	0.7 miles
Ipswich town centre	12 mins	2.8 miles
Colchester	20 mins	16.5 miles
Bury St Edmunds	33 mins	32 miles
Chelmsford	48 mins	38.5 miles

PORTS:

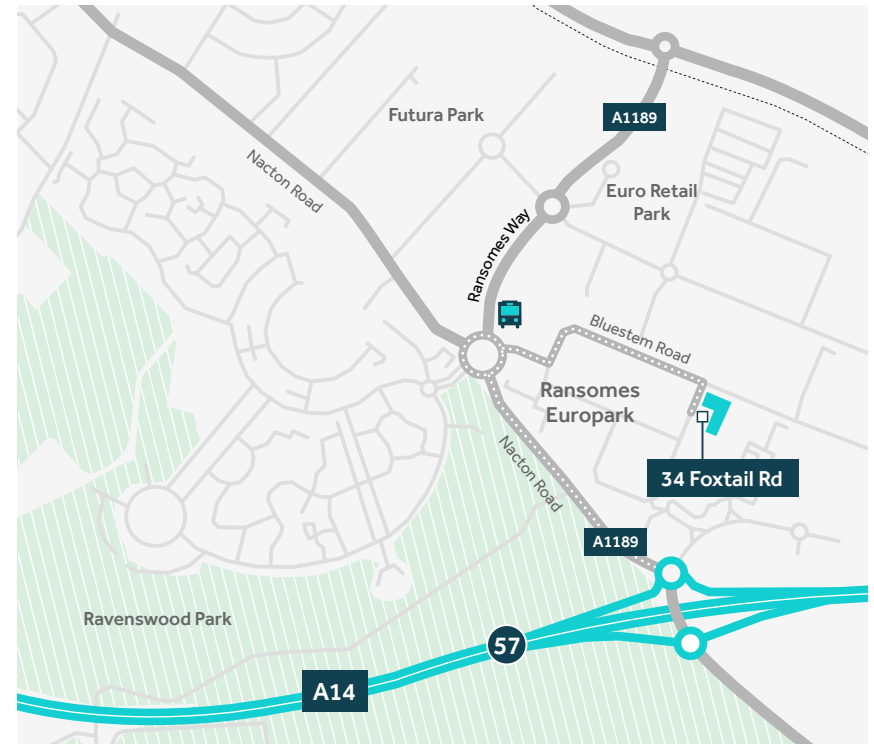
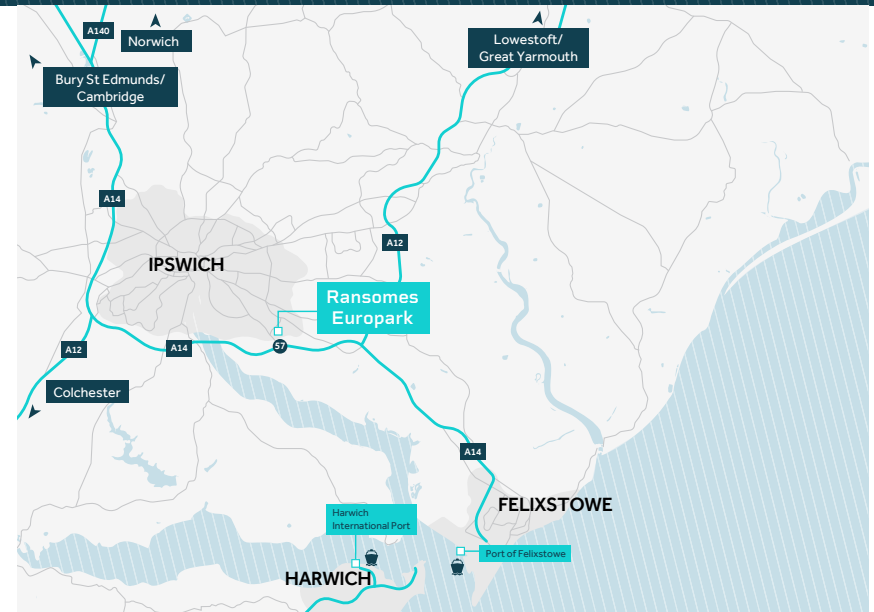
Felixstowe Port	15 mins	10 miles
Harwich Int. Port	41 mins	25 miles
Tilbury	1hr 15 mins	67 miles

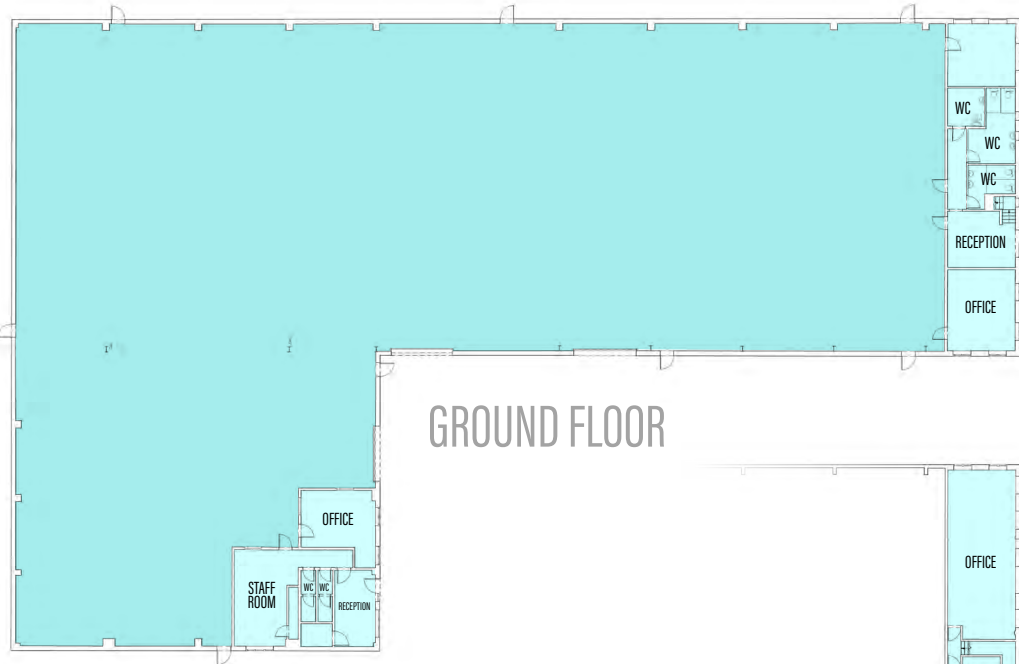
BY TRAIN:

London Liverpool St	1hr 10 mins
Norwich	42 mins
Cambridge	1hr 19 mins

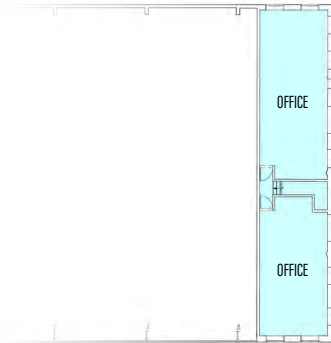
AIRPORTS:

London Stansted	1hr 13 mins	55 miles
Southend Airport	1hr 14 mins	59.3 miles





GROUND FLOOR



FIRST FLOOR



ACCOMMODATION

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

DESCRIPTION	sq ft	sq m
Ground Floor	20,093	1,866.7
First Floor Offices	1,032	95.9
TOTAL	21,125	1,962.6

EPC

EPC 'A' rating.



BUSINESS RATES

The premises are to be reassessed for Business Rates purposes.

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.

VAT

The property has been opted for tax and as such VAT will be applicable on the rent.

PLANNING

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.

TERMS

The premises are available on a new Full Repairing & Insuring lease for a term by negotiation and at an initial rent of £210,195 pax equating to £9.95 psf.

ESTATE SERVICE CHARGE

The tenant will be responsible for payment of a service charge for the upkeep of the common parts, roadways and security of the estate.

LEGAL COSTS

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

VIEWINGS

Strictly by prior appointment with the joint sole letting agents.



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