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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## WAREHOUSE WITH OFFICES AND PARKING -TO LET 518.7 SQ M/5,583 SQ FT



Unit 8 & 2 Yale Business Park  
Bluestem Road  
Ransomes Europark  
Ipswich  
IP3 9RR

**TO LET**

Warehouse with offices, ancillary and  
on site parking  
2 full height loading doors  
Two storey office accommodation with LED lighting  
New Lease, length to be agreed  
Rent £35,000 per annum exclusive

## LOCATION

Yale Business Park is situated on Ransomes Europark and is approximately 3 miles to the south east of Ipswich town centre. The property enjoys easy access to the A14 at junction 57 (Nacton/Ransomes Europark interchange) providing good road communication to Felixstowe, the Midlands and London via the A12. Yale Business Park benefits from both access off Bluestem Road and Central Avenue allowing good vehicular circulation. Ransomes Europark is regarded as one of the town's premier business locations and has a number of leading national and regional firms nearby.

## DESCRIPTION

Unit 8 & 2 is situated within the terrace of units with the additional benefit of a secondary access and loading bay fronting Central Avenue (Unit 2). Unit 8 was originally two units linked at the rear creating an L shaped with loading at either end. Internally the unit benefits from a two storey office and amenity block with entrance lobby, wc's and kitchen and meeting room at ground level and a further open plan office on the first floor. The offices benefit from LED lighting with suspended ceilings, carpeting and comfort cooling/heating. The warehouse has 2 x loading doors and a gas fired overhead blower to the back of the unit. Outside the front of the unit are numerous on site car parking spaces.

## ACCOMMODATION

*(Please note all areas and dimensions are approximate)*

### Unit 8

Depth	33.8 sq m	110 ft 8"
Width	12.0 m	39 ft 4"
Gross internal area	405 sq m	4,363 sq ft
Includes entrance lobby	10 sq m	109 sq ft
Female/disabled wc	3 sq m	32 sq ft
Male wc	1.8 sq m	19 sq ft
Kitchen	4.9 sq m	53 sq ft
Meeting room	21.0 sq m	227 sq ft
Additional first floor area		
Open plan office	44.3 sq m	477 sq ft
Warehouse		
Minimum height to eaves	5.9 m	19 ft 5"
Height to apex	9.0 m	29 ft 5"

### Unit 2 (fronting Central Avenue)

Depth	11.7 m	38 ft 6"
Width	5.9 m	19 ft 4"
Gross Internal Area	69.4 m	748 sq ft
Includes entrance lobby	4.4 m	47 sq ft
WC	3.0 sq m	32 sq ft
Loading door height	4.4 m	14 ft 4"
Width	3.2 m	10 ft 3"
Overall ground floor area	474.4 sq m	5,160 sq ft
First Floor offices	44.3 sq m	47 sq ft
<b>Total area</b>	<b>518.7 sq m</b>	<b>5,583 sq ft</b>

Outside to the front of both Units 8 & 2 are numerous on site car parking spaces.

## TERMS

The property is available by way of a new lease, length to be agreed, subject to five yearly upward only rent reviews where applicable with a proposed commencing rent of £35,000 per annum exclusive.

## VAT

VAT is applicable to this property.

## SERVICE CHARGE

Service charge is levied for the maintenance and upkeep of the common area.

## SERVICES

All main services connected with mains electric, water and drainage. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies, telecoms and IT links.

## BUSINESS RATES

Rateable value £19,250  
Rates payable circa. £9,500 per annum.

## EPC – upon request

## LEGAL COSTS

Each party to bear their own legal costs.

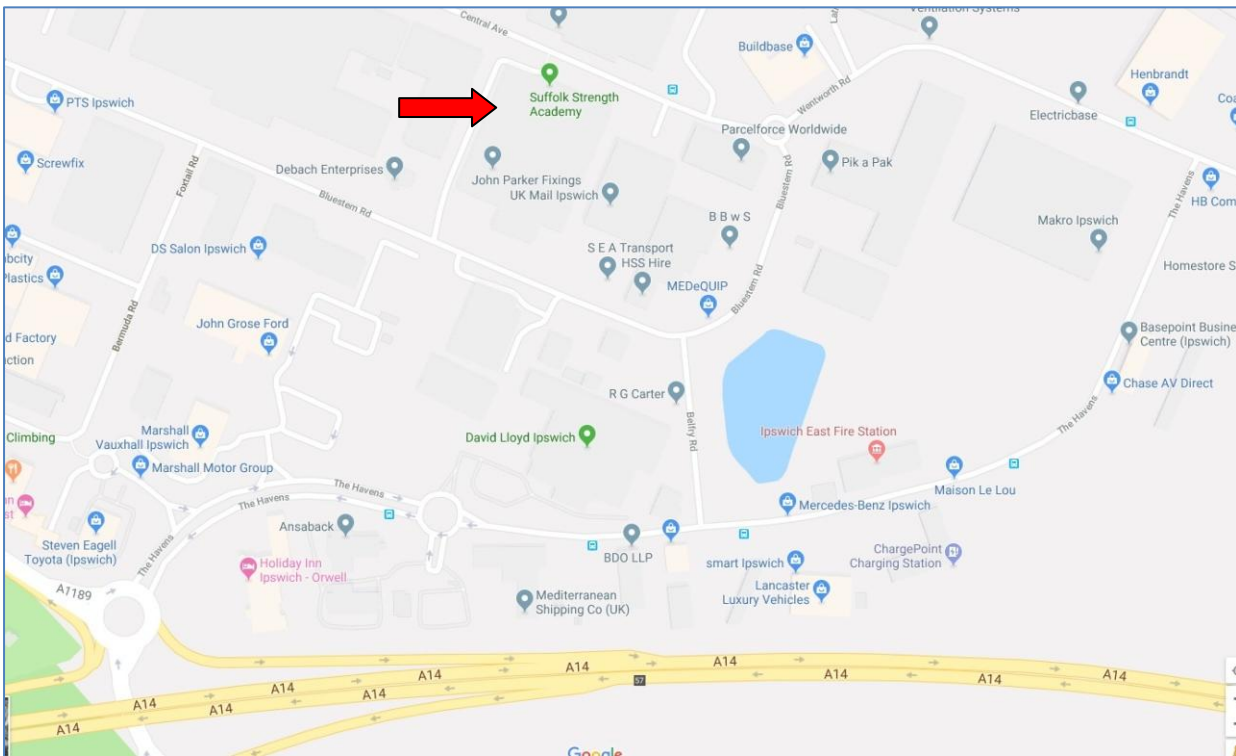
## VIEWING

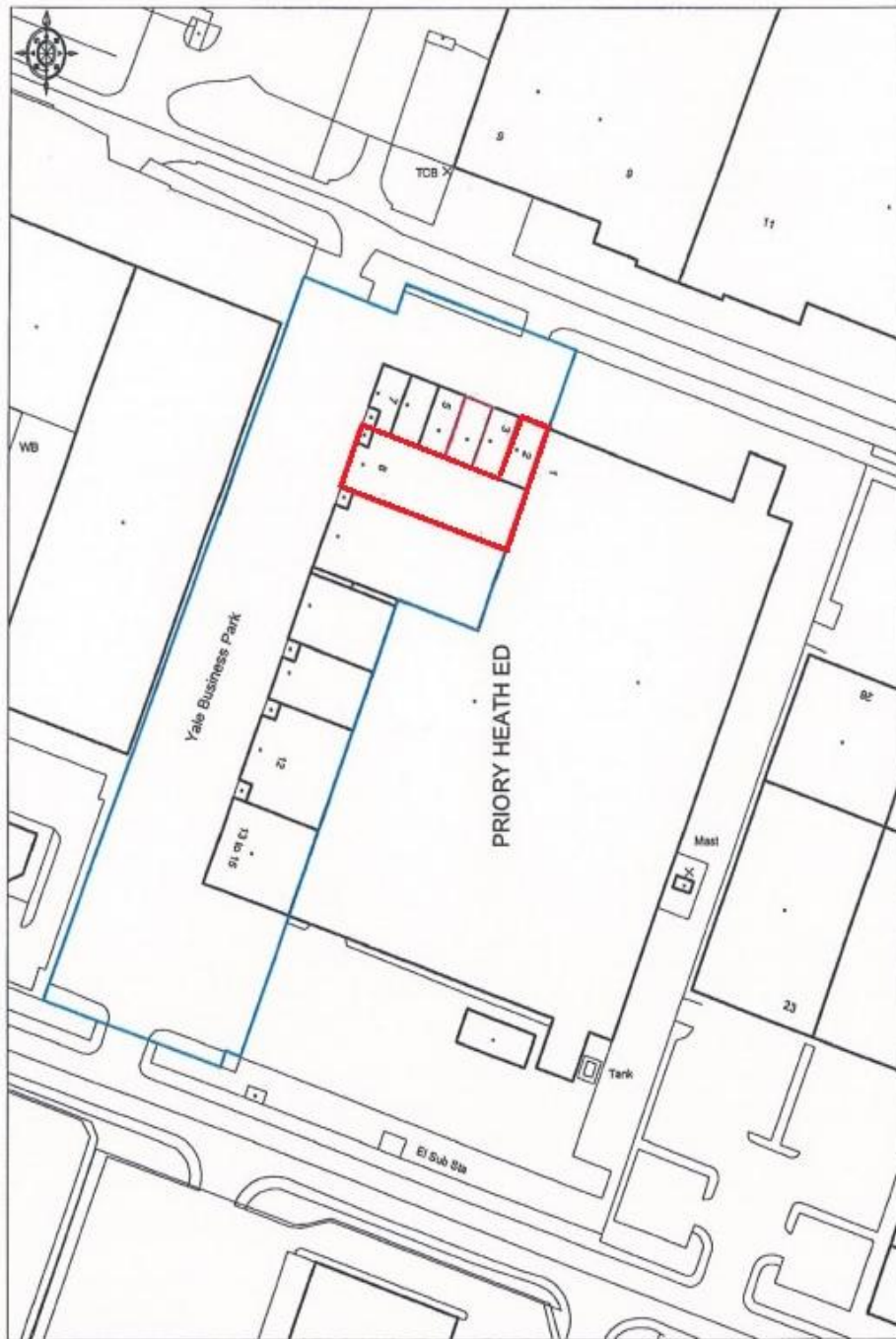
Strictly by prior appointment with Reader Commercial on 01473 289600 or [martin@readercommercial.com](mailto:martin@readercommercial.com)

## PLANNING

We have been verbally advised that the planning for the unit is within the use class of B8 (Trade Counter/Warehouse and storage). We encourage any interested party to carry out their own investigations as to their use requirement by contacting Ipswich Borough Council Planning Department on 01473 432000.

( Plan is for location purposes only)





Ordnance Survey

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*This map was created with Promap*

**Inside warehouse area**



**Inside showing first floor office area**



### Inside office area first floor



### Reception/Lobby area

