

# Units 49 & 51 Crane Park

CRANE BOULEVARD, IPSWICH IP3 9SQ

To Let - 2 modern industrial/warehouse units totalling 4,739 sq m (51,015 sq ft) available separately or combined



savills

## KEY HIGHLIGHTS

- 8.5m clear height
- Situated within Ransomes Europark
- 2 level access loading doors for Unit 49 and 3 level access loading doors for Unit 51
- Secure gated yards with depths of 27-35m
- First floor office space with lift access
- E(g)(iii), B2, B8
- 15% roof lights
- LED lighting to warehouse



## LOCATION

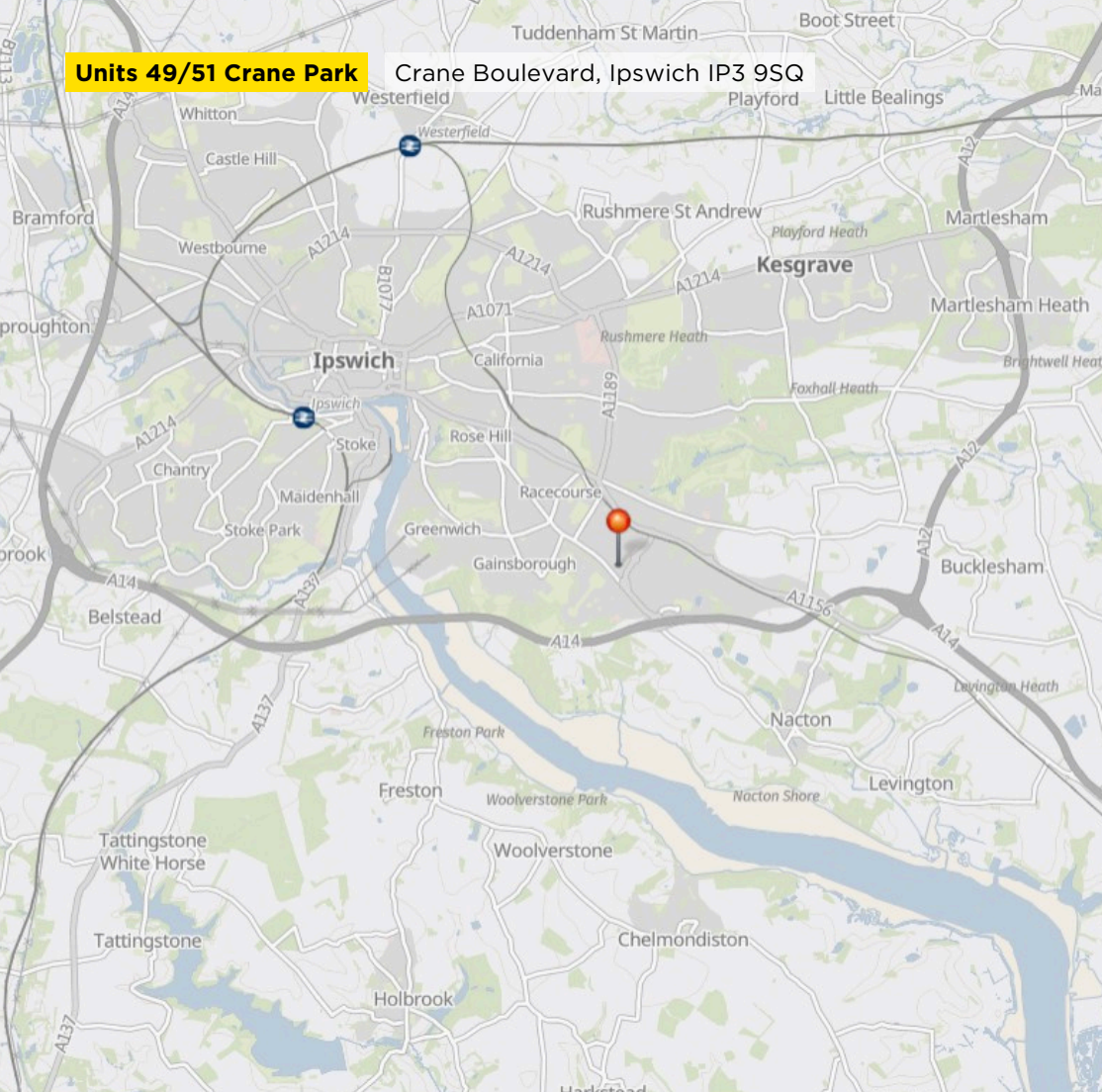
Cranes Business Park is located to the south-east of Ipswich town centre with easy access to Junction 57 of the A14 which provides access to Felixstowe Port (10 miles), Harwich Port (25 miles), Sizewell C (28 miles) and Colchester via the A12 (17 miles). The units are located within Ransomes Europark, Ipswich's largest industrial area and adjacent to John Lewis/Waitrose, Costa, Audi, JLR and Lok'n'Stone.

## DESCRIPTION

The units comprise 2 adjacent units constructed in 2020 and of modern, portal frame construction with steel profile cladding and a pitched roof, each with a fenced and gated yard. Electric roller shutter doors provide access to the warehouse and the office accommodation is provided at first floor level which is accessed via a separate entrance/reception area with lift access. The units are available separately or together.

## Units 49/51 Crane Park

Crane Boulevard, Ipswich IP3 9SQ



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## ACCOMMODATION

We understand that the units have the following gross external areas:-

Unit	m <sup>2</sup>	ft <sup>2</sup>
49	2,915	23,628
51	2,544	27,383
<b>Total</b>	<b>5,459</b>	<b>51,011</b>

## TENURE

The units are available by way of new effective full repairing and insuring leases for a term to be agreed. Rent upon application.

## SERVICE CHARGE

A service charge is applicable for maintenance, repair and common services to the estate, details available upon application.

## BUSINESS RATES

From enquiries of the Valuation Office Website we understand that the property has a rateable value of £345,000. Interested parties are advised to make their own enquiries of the rating authority as to the level of rates payable.

## EPC

Unit 49: A  
Unit 51: A

## CONTACT

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