



CRANE PARK
TRADE & LOGISTICS

Ipswich

IP3 9SP

- ▶ 2 modern industrial/warehouse units
- ▶ 23,638 - 27,377 sq ft

To Let

Units 49 & 51 available now



www.cranepark.co.uk

NORTHWOOD
URBAN LOGISTICS





THE SITE

- ▶ Located within Ransomes Europark, Ipswich's largest industrial area
- ▶ Two miles south of Ipswich town centre
- ▶ Easy access to junction 57 of the A14
- ▶ Adjacent to well known brands including John Lewis, Waitrose, Costa, Audi, Jaguar, Land Rover, Lok'n Store, Volvo and Mazda

GREEN CREDENTIALS

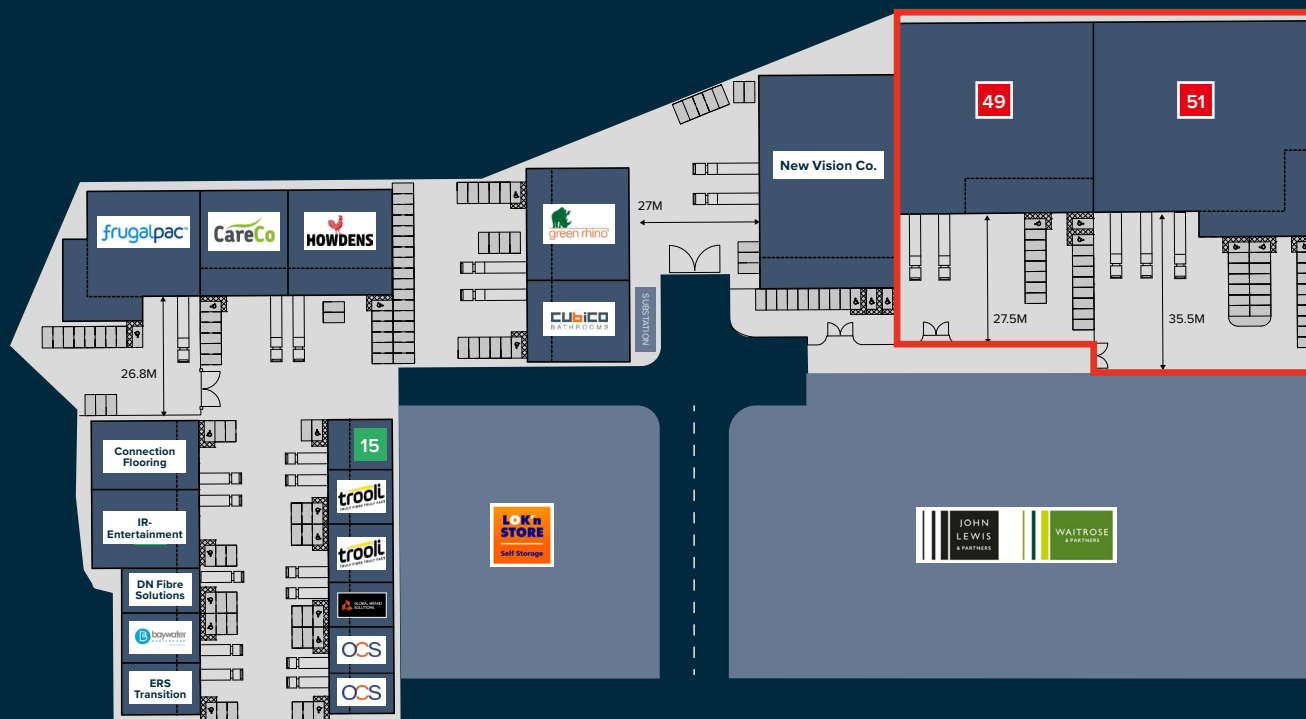
The scheme ensures a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user have been reduced.

The green initiatives include:

- ▶ Low air permeability design
- ▶ Electric vehicle charging points
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking

THE ACCOMMODATION

Unit number	Tenant name
Unit 15	VACANT
Units 17 & 19	Trooli Ltd
Unit 21	Global Brand Solutions Ltd
Units 23 & 25	OCS Group UK Ltd
Unit 27	ERS Transition - Trading as Emed Group Ltd
Unit 29	Baywater Healthcare UK Ltd
Unit 31	DN Fibre Solutions Ltd
Unit 33	IR- Entertainment Ltd
Unit 35	Connection Flooring Ltd
Unit 37	Frugapac Ltd
Unit 39	CareCo (UK) Ltd
Unit 41	Howdens Joinery Properties Ltd
Unit 43	Capture Green Ltd
Unit 45	Cubico (UK) Ltd
Unit 47	New Vision Co. Ltd
Unit 49	VACANT
Unit 51	VACANT



All areas are approximate on a GEA sq ft basis.

15	Ground Floor 1,779 First Floor 742 Total 2,521	21	Ground Floor 1,578 First Floor 659 Total 2,237	27	Ground Floor 2,237 First Floor 766 Total 3,003	33	Ground Floor 4,529 First Floor 1,132 Total 5,661	39	Ground Floor 5,193 First Floor 1,318 Total 6,511	47	Ground Floor 16,196 First Floor 2,270 Total 18,466
17	Ground Floor 1,931 First Floor 804 Total 2,735	23	Ground Floor 1,618 First Floor 675 Total 2,293	29	Ground Floor 2,137 First Floor 732 Total 2,869	35	Ground Floor 4,067 First Floor 1,023 Total 5,090	41	Ground Floor 6,000 First Floor 1,530 Total 7,530	49	Ground Floor 21,065 First Floor 2,573 Total 23,638
19	Ground Floor 2,080 First Floor 864 Total 2,944	25	Ground Floor 1,466 First Floor 610 Total 2,076	31	Ground Floor 2,040 First Floor 700 Total 2,740	37	Ground Floor 8,380 First Floor 1,990 Total 10,370	43	Ground Floor 6,513 First Floor 1,908 Total 8,421	51	Ground Floor 24,485 First Floor 2,892 Total 27,377

UNITS 49 & 51

23,638 up to 51,015 sq ft (units 49-51 combined)

General Specification



8.5m clear
internal height



First floor
office space



37.5kN sq m
floor loading



Electric
loading doors
Unit 49: 2
Unit 51: 3



Yard depths
Unit 49: 27.5m
Unit 51: 35.5m



Passenger lift
to units 49 & 51



Secure gated
yards



Ability to
combine units

Planning Use

E(g) B2 and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.



TRAVEL DISTANCES

Crane Boulevard, Ipswich, IP3 9SP

Road

J57 A14	0.5 miles
Ipswich Town Centre	2.8 miles
Colchester	16.5 miles
Bury St Edmunds	32 miles
Chelmsford	38.5 miles
Norwich	51 miles

Airport

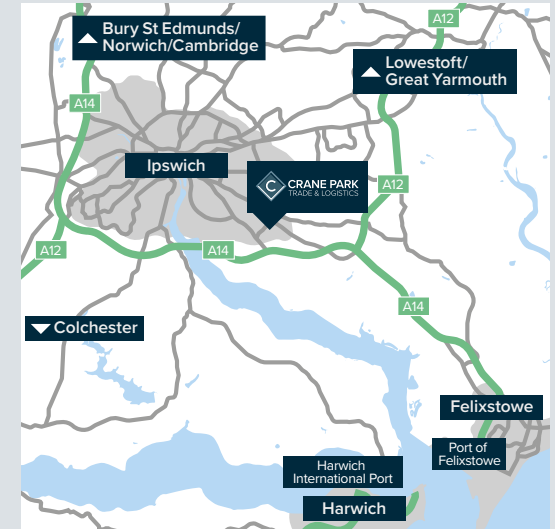
Norwich Airport	53.5 miles
London Stansted	55 miles

Rail

Ipswich Rail Station	3.4 miles
To Norwich	42 mins
To London Liverpool Street	1 hr 10 mins
To Cambridge	1 hour 19 mins

Port

Felixstowe Port	10 miles
Harwich Port	24.6 miles



More information available through the marketing agent:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. 263036 September 2026.