



Ayers & Cruiks
COMMERCIAL

To Let

4,625 sq ft

**Rear of Unit 5, Orwell
Business Park,, Ranelagh
Road, Ipswich, IP2 0AQ**

**Large warehouse with good
loading access available To Let.**

- Large warehouse/storage space
- Two large roller shutters
- New lease available
- Rent: £36,000 per annum exclusive plus VAT

www.ayerscruiks.co.uk



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Summary

- Rent: £36,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with Ipswich Council
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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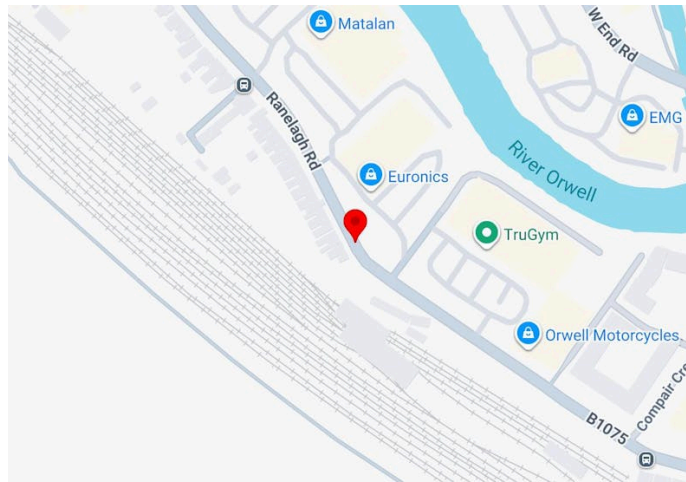
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Description

This well-located storage and warehouse premises is positioned to the rear of Stellisons on Ranelagh Road, enjoying a prominent commercial setting. The property benefits from excellent loading arrangements with two roller-shutter doors and provides a generous open-plan storage area suited to a range of occupiers. A useful mezzanine level offers additional capacity, while an on-site office and W.C. facilities support day-to-day operational needs. The combination of strong access, versatile internal space and proximity to major routes, including the A14, makes this an attractive opportunity for businesses seeking practical and well-connected accommodation in Ipswich.

Roller shutter doors height = 4.98m
Roller shutter doors width = 4.00m
Max Eves Height = 7.1m
Min Eves Height = 2.64m (under mezzanine)



Location

Ranelagh Road is a well-established commercial location in Ipswich, offering excellent access to the A14 and major regional routes, as well as convenient links to Ipswich railway station. The area is surrounded by trade, retail, and light industrial businesses, providing a strong operational environment for warehousing, storage, or office facilities.

Accommodation

Name	Size	sq ft	sq m
Ground	3,198 sq ft	3,198	297.10
Mezzanine	1,427 sq ft	1,427	132.57

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Rent

Rent: £36,000 per annum plus VAT

