

# UNITS FOR SALE/TO LET

A development of new Warehouse/Industrial units

2,052 - 27,383 sq ft

[www.cranesbusinesscentre.co.uk](http://www.cranesbusinesscentre.co.uk)



**CRANES**  
BUSINESS CENTRE

HUTCHISON PORTS  
PORT OF FELIXSTOWE

A14

J57

A14

Planning  
submitted

**RANSOMES  
EUROPARK**

**B&Q**

**wren**  
KITCHENS & BEDROOMS

**halfords**

**SPORTS  
DIRECT**

**b+m**

**EURO RETAIL  
PARK**

**COSTA**

**Nando's**

**BURGER  
KING**

**NatWest**

A1189

A1189

**dfs**

**FURNITURE  
Village**

**Tapi  
carpets**

**Oak  
furnitureland**

**JAGUAR**  
**LAND  
ROVER**

**COSTA**

**Audi**

**VOLVO**

**MAZDA**

**Pendragon | PLC**

**John Lewis  
Waitrose**

**FUTURA  
PARK**

JAMES BENNETT AVE

CRANE BOULEVARD

**LoKn  
STORE**

UNDER CONSTRUCTION

CRANES BUSINESS CENTRE | CRANE BOULEVARD | IPSWICH | IP3 9SP

Chancerygate<sup>C</sup>





Computer Generated Images of Cranes Business Centre.

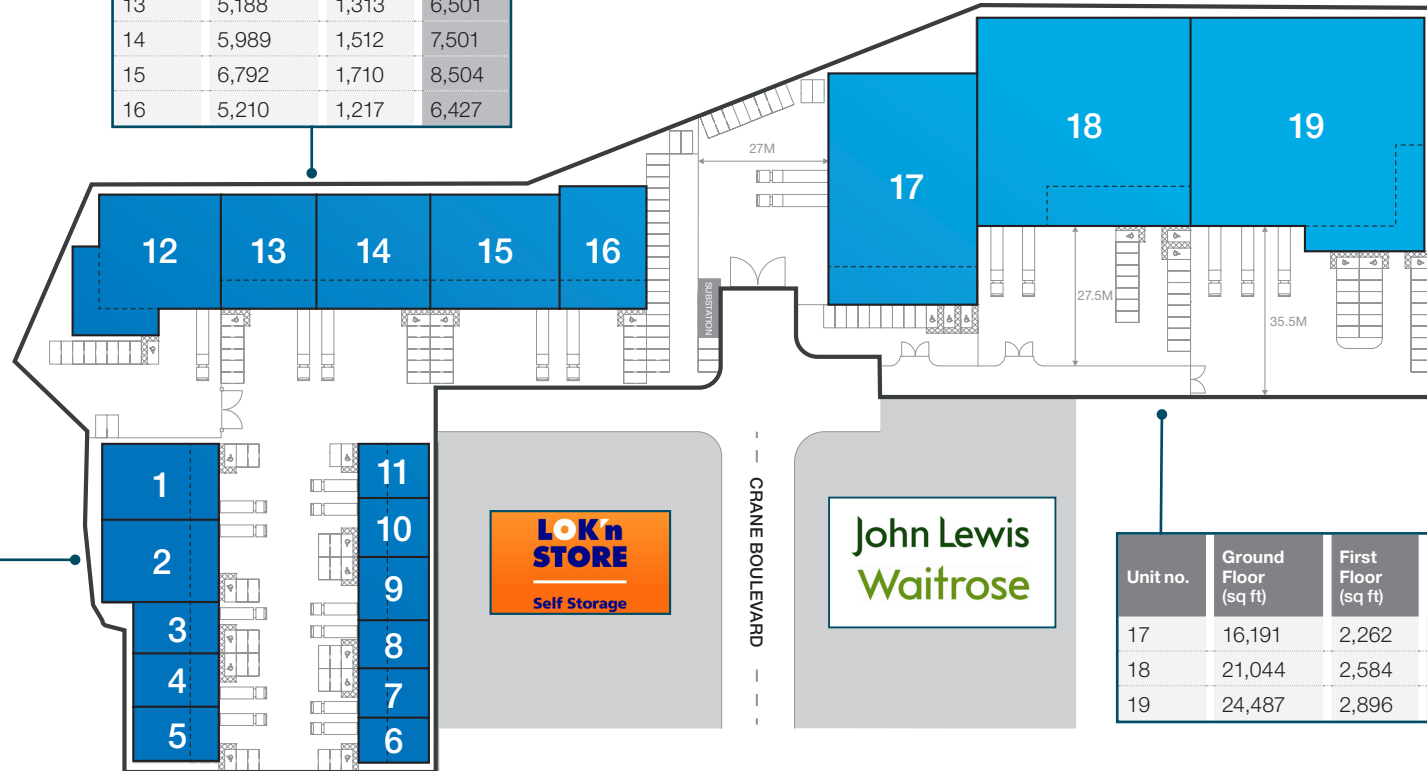


**Cranes Business Centre  
forms part of Ipswich's  
largest industrial area and  
is located two miles south  
of Ipswich town centre.**





Unit no.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
12	8,363	1,981	10,344
13	5,188	1,313	6,501
14	5,989	1,512	7,501
15	6,792	1,710	8,504
16	5,210	1,217	6,427



Unit no.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
1	4,058	1,012	5,070
2	4,490	1,122	5,612
3	2,034	696	2,730
4	2,134	723	2,857
5	2,230	755	2,985
6	1,452	600	2,052
7	1,604	669	2,273
8	1,561	646	2,207
9	2,060	853	2,913
10	1,916	798	2,714
11	1,763	730	2,493

Unit no.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
17	16,191	2,262	18,453
18	21,044	2,584	23,628
19	24,487	2,896	27,383

## GENERAL SPECIFICATION

- First floor mezzanine - can be fitted as offices or used as storage
- Full height loading doors
- Clear internal heights from 6.3 - 8.5 m
- 37.5kN per sq m floor loading
- 15% warehouse roof lights
- Ability to combine units
- Generous yard and parking provisions
- Private yards to units 12, 17, 18 & 19

## GREEN CREDENTIALS



**Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.**

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

**The green initiatives will 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

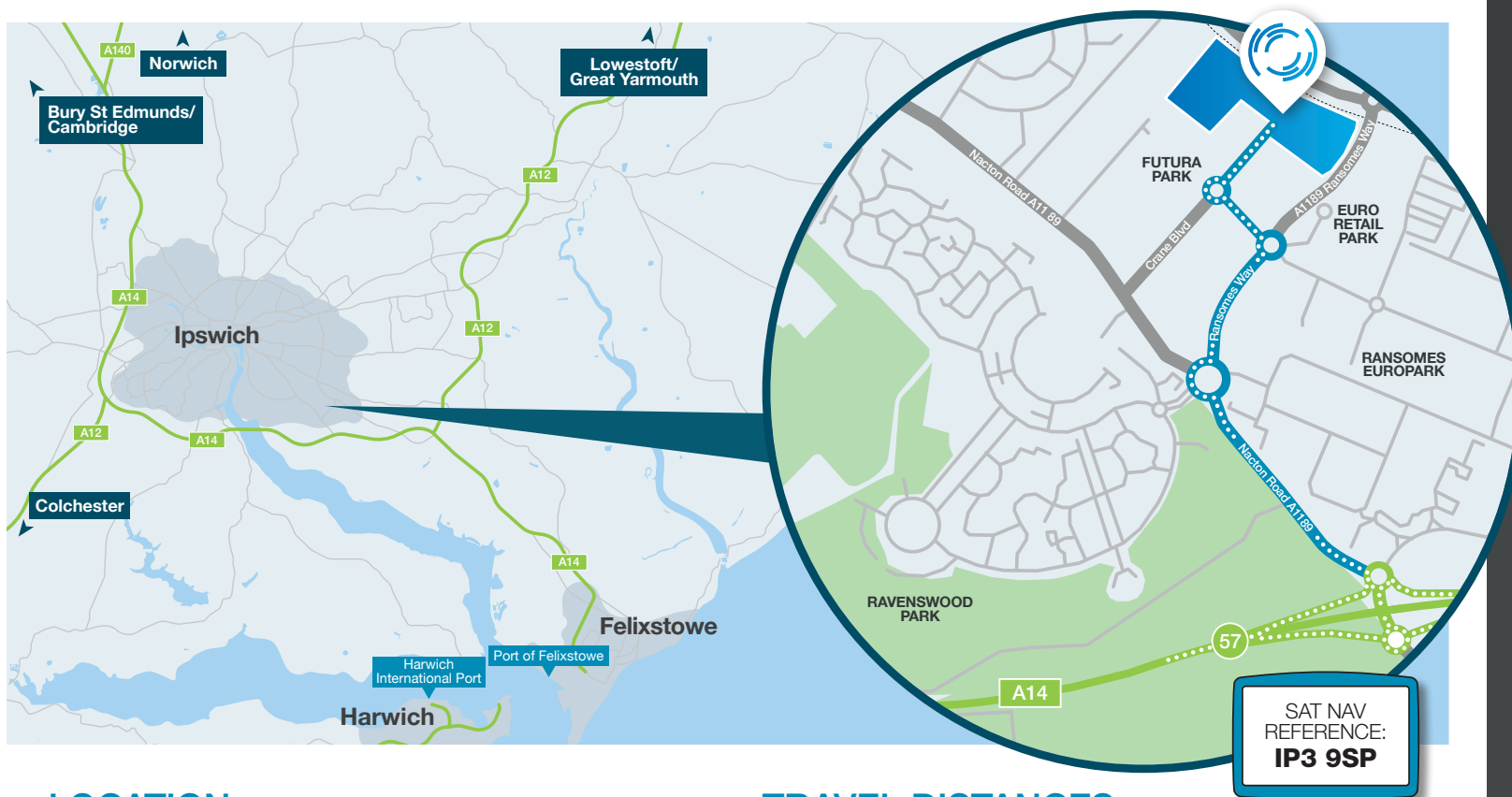
## PLANNING USE

B1 (c), B2 and B8 uses subject to planning.

## TERMS

Available on either a Freehold or Leasehold basis.

\*Areas are approximate on a GEA basis.



## LOCATION

Cranes Business Centre is located to the south-east of Ipswich town centre with easy access to Junction 57 of the A14. The scheme is part of Futura Park, Ipswich's flagship out of town business location.

Occupiers include John Lewis/ Waitrose, Costa, Audi, Jaguar Land Rover, Lok' n Store, NatWest, Nando's and Burger King providing excellent amenity.

Cranes Business Centre will sit within an area recognised as the premier employment location in Ipswich, offering a broad range of business opportunities.

[www.cranesbusinesscentre.co.uk](http://www.cranesbusinesscentre.co.uk)

## TRAVEL DISTANCES



### BY ROAD:

J57 A14	3 mins	0.8 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



### BY RAIL:

Norwich	42 mins
London Liverpool Street	1 hr 10 mins
Cambridge	1 hour 19 mins



### AIRPORTS:

London Stansted	1 hr 13 mins	55 miles
Norwich Airport	1 hr 27 mins	53.5 miles



### PORTS:

Felixstowe Port	15 mins	10 miles
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More information available through the joint selling agents:

**Coke Gearing**  
consulting

Chartered Surveyors

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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. December 2018.