

CRANES BUSINESS CENTRE

Ipswich

- › 19 new industrial/warehouse units
- › 2,052 - 51,011 sq ft
- › Planning granted
- › Available Q2 2020

For sale/
To let

Lok'n Store

Waitrose

John Lewis

Chancerygate 

www.cranesbusinesscentre.co.uk

CRANES BUSINESS CENTRE

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

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





J57

A14

A1189

A1189

Natwest

DFS

Furniture Village

Burger King

Tapi Carpets

Oak Furniture Land

Costa

Nandos

Land Rover/
Jaguar

John Lewis

Futura Park

James Bennett Ave

Costa

Waitrose

Audi

Volvo

Mazda

Crane Boulevard

15

16

Lok'n Store

11

10

9

8

7

6

14

13

12

1

2

3

4

5

CRANES BUSINESS CENTRE



Previous Chancerygate development

NEWANGLIA

Local Enterprise Partnership
for Norfolk and Suffolk



SPACE TO INNOVATE

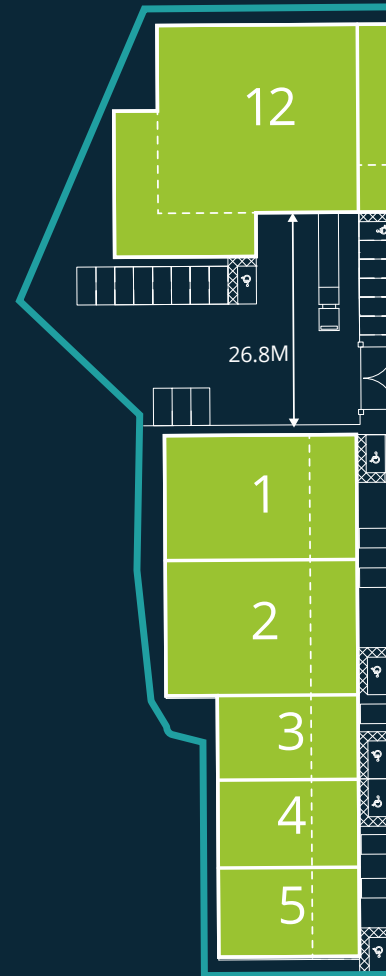
Futura Park has Enterprise Zone status providing an unrivalled opportunity for aspiring businesses to expand or relocate. Benefits include up to £275,000 rates relief over 5 years.

www.newanglia.co.uk | info@newanglia.co.uk | 01603 510 070

Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
1	4,056	1,014	5,070
2	4,490	1,122	5,612
3	2,039	691	2,730
4	2,134	723	2,857
5	2,229	756	2,985
6	1,452	601	2,052
7	1,608	665	2,273
8	1,561	646	2,207
9	2,060	853	2,913
10	1,920	794	2,714
11	UNDER OFFER		

All areas are approximate on a GEA (Gross External Area) basis.





Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
12	8,364	1,981	10,345
13	5,191	1,310	6,501
14	5,990	1,511	7,501
15	6,499	1,903	8,402
16	4,973	1,453	6,426
17	16,192	2,261	18,453
18	21,044	2,584	23,628
19	24,488	2,895	27,383

All areas are approximate on a GEA (Gross External Area) basis.

Units 1-11

2,052 up to 19,254 sq ft (units 1-5 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>Units 1-2 7m clear internal height</p>	 <p>Units 3-5 7.6m clear internal height</p>	 <p>Units 6-11 6.3m clear internal height</p>
 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ability to combine units</p>	 <p>Woodland amenity</p>	 <p>12 year collateral warranty available</p>

Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a Freehold or Leasehold basis.



Computer generated image of units 1-11

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Previous Chancerygate development

Units 12-16

6,426 up to 24,347 sq ft (units 12-14 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>Unit 12 7.8m clear internal height</p>	 <p>Units 13-16 8.4m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>
 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>	 <p>Ability to combine units</p>
 <p>Woodland amenity</p>	 <p>12 year collateral warranty available</p>	 <p>Private gated yard unit 12</p>

Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a Freehold or Leasehold basis.



Computer generated image of units 12-16

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Previous Chancerygate development

Units 17-19

18,453 up to 51,011 sq ft (units 18-19 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.5m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>Yard depths of 27-35.5m</p>
 <p>Lift Unit 18 & 19</p>	 <p>12 year collateral warranty available</p>	 <p>Private gated yards</p>

Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

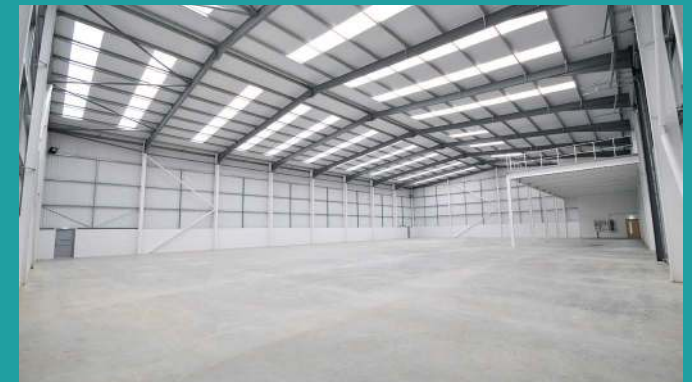
Terms

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Computer generated image of units 17-19

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Previous Chancerygate development

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Travel Distances

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

Rail:

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

Airport:

Norwich Airport	53.5 miles
London Stansted	55 miles

Port:

Felixstowe Port	10 miles
Harwich Port	24.6 miles

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More information available
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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. September 2019.

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www.cranesbusinesscentre.co.uk