

Unit 4 Bermuda Road, Ransomes Europark, Ipswich, IP3 9RU



Showroom,
workshop and
storage
premises

To Let

- Detached building of 1,137 sq m (12,240 sq ft) on a large site of 0.515 hectares (1.27 acres).
- Suitable for a wide variety of alternative uses, subject to planning.
- A14 within 0.7 miles

Details

Location

Ransomes Europark is situated to the south east of Ipswich, adjacent to the A14 trunk road, providing excellent road communications with Felixstowe, London and the national motorway network.

Other occupiers upon the estate include Textron Turf Care, Debach Enterprises, John Menzies, Edison Group and Makro.

The property is situated on Bermuda Road.

Description

The property comprises a steel portal frame building with later rear extension, constructed with brick/blockwork and profile sheet cladding to the elevations under an insulated profile sheet clad roof, incorporating translucent roof panels.

The front section of the building provides showroom/warehouse, ancillary offices, separate workshop, rest room and WC facilities.

The rear part of the building comprises a large store, with various mezzanine areas provided throughout the premises.

The premises are served by fluorescent lighting, gas warm air heating system to the showroom/warehouse and gas fired central heating to the ancillary accommodation. The rear store is unheated.

The premises are accessed via double glazed entrance doors to the showroom, single personnel door to the workshop counter and three roller shutter doors to the workshop and rear stores.

A tarmacadam forecourt provides customer and staff parking, with a concrete side road leading to a semi-surfaced area to the rear and side of the building.



Accommodation

The property provides the following approximate gross internal floor areas and measurements:

Showroom/warehouse	368.47 sq m (3,966 sq ft)
Ancillary offices, wc's etc.	70.08 sq m (754 sq ft)
Workshop	141.85 sq m (1,527 sq ft)
Rear stores	340.59 sq m (3,666 sq ft)
Four mezzanine floors	216.14 sq m (2,327 sq ft)
Total gross internal area	<hr/> 1,137.13 sq m (12,240 sq ft)

Eaves height:	5.00 metres
Apex height:	6.10 metres

The site is shown edged red for identification purposes only on the site plan and extends to approximately 0.515 hectares (1.27 acres).

Services

It is understood that the property is connected to mains three phase electricity, water, drainage and gas.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Planning

Planning permission was granted in 1987 for the erection of the building for the retail, wholesale, servicing and supply of horticultural and grass cutting equipment and spare parts. Subsequent planning permission was granted for the rear extension.

The property is considered suitable for a variety of similar alternative uses, subject to planning.

Business Rates

The premises are assessed as follows:

Workshop and Premises	
Rateable Value:	£41,250
Rates Payable (2019/20):	£20,253.75 per annum.

Local Authority

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
IP1 2DE

T: 01473 432 000



NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY

Terms

The premises are available upon a new lease at an initial rent of £75,000 per annum exclusive.

The property is currently VAT exempt although the landlord reserves the right to charge VAT.

NB In the event the incoming tenant does not require the area to the right of the building, this could be excluded from the lease.

Particulars

Prepared in September 2019.

Energy Performance Certificate

More energy efficient



Net zero CO₂ emissions

A+ 0-25

B 26-50

C 51-75

D 76-100

E 101-125

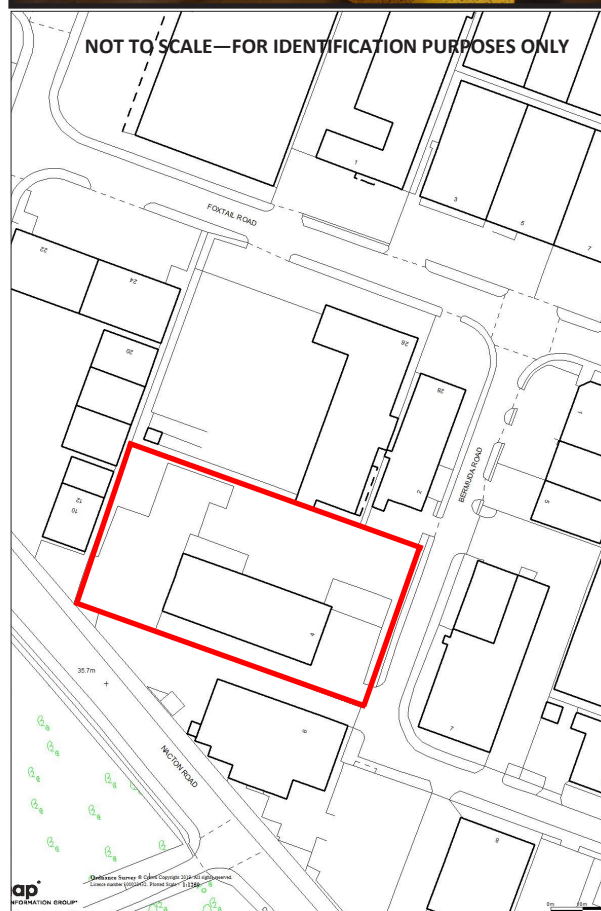
F 126-150

G Over 150

Less energy efficient

57

This is how energy efficient the building is.



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact **Alistair Mitchell**

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Particulars for Unit 4 Bermuda Road, Ransomes Europark, Ipswich

