

# EWS

CHARTERED SURVEYORS



8 BERMUDA ROAD, RANSOMES EUROPARK,  
IPSWICH, IP3 9RU

**9,200 SQ FT (854.71 SQ M) GROSS INTERNAL AREA**

WAREHOUSE WITH INTEGRAL OFFICES  
AND YARD TO REAR AND SIDE

**TO LET**

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31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

01473 216 200

team@ews.co.uk  
www.ewssite.co.uk

## LOCATION

The premises are located within Ransomes Europark, Ipswich's premier business park which has immediate access onto the A14 with the A12/A14 interchange only 6 miles away. The Port of Felixstowe is 10 miles to the east and Ipswich town centre is approx. 3.3 miles away. The premises back onto and are visible from Nacton Road, a busy arterial route into Ipswich from the east side of the town.

## DESCRIPTION

A steel portal framed warehouse building with roller shutter doors and 2 storey integral offices at the front and extensive surfaced yard areas to the side / rear.

## ACCOMMODATION

(All measurements approximate)

The premises provide a total of 9,200 sq ft (854.71sq m) of gross internal area comprising approx. 6,170 sq ft (573 sq m) of warehouse space and 3,030 sq ft (281 sq m) of 2 storey offices incorporating wc facilities.

## LEASE TERMS

10 year full repairing and insuring lease with an upward only rent review after 5 years.

## ENERGY PERFORMANCE CERTIFICATE

To be obtained.

## RENT

£55,250.00 (Fifty five thousand, two hundred and fifty pounds) per annum exclusive (approx. £6.00 per sq ft).

## BUSINESS RATES

Rateable Value: £39,750.00  
(Obtained from Valuation Office Agency website)

Estimated Rates Payable (2017/18): £19,040.25

## Agents note:

The landlord is completely replacing the steel profile cladding to the premises.

## VIEWING

Contact George Woodward, Tel: 01473 216200 or email [George.woodward@ews.co.uk](mailto:George.woodward@ews.co.uk)

