



VARIOUS SUITES AVAILABLE TO LET

Two Storey End of Terrace Modern Office with Forecourt Parking

Unit 1, 9 Wentworth Road, Ransomes, Ipswich,
Suffolk, IP3 9SY

RENT

£3,950 - £43,950

per annum exclusive

AVAILABLE FLOOR AREAS

261 - 3,571 sq ft

[24.27 - 331.84 sq m]

IN BRIEF

- » Located on Ransomes Europark, the town's premier business park
- » Easy access to the A14 and town centre
- » Modern office suites available with car parking

LOCATION

Ransomes Europark is situated to the south east of Ipswich adjacent to junction 57 of the A14 which provides excellent road communications with Felixstowe, London and the national motorway network. The Port of Felixstowe is within approximately 5.7 miles and Ipswich town centre within about 4 miles. The property is located off Wentworth Road to the rear of the estate.

DESCRIPTION

The property comprises a modern, end-of-terrace, two-storey, purpose-built office building with surfaced parking spaces to the front.

The ground floor is arranged to provide a shared entrance/unmanned reception, large office to the rear (now Let), further small office, shared Kitchen and WC facilities. The first floor provides four further private office suites.

Specification includes suspended ceilings with integrated LED lighting and air-conditioning, perimeter trunking for power and data, underfloor heating, access intercoms, and carpeted flooring throughout.

ACCOMMODATION [Approximate Net Internal Floor Areas]

Ground Floor

» Office 1:		LET	
» Office 2:	261 sq ft	[24.27 sq m]
» Store:	73 sq ft	[6.76 sq m]
» Kitchen:	81 sq ft	[7.56 sq m]
» Server Room:	63 sq ft	[5.86 sq m]

First Floor

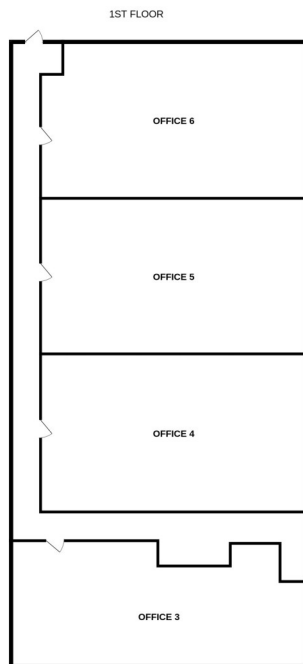
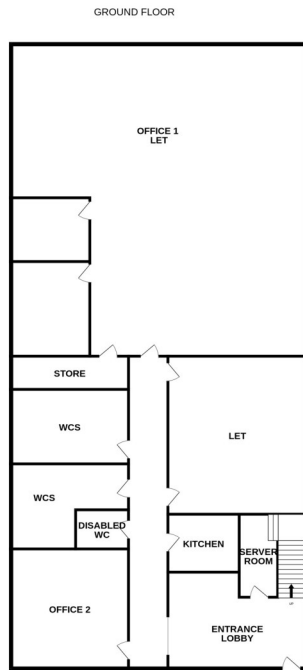
» Office 3:	646 sq ft	[60.02 sq m]
» Office 4:	819 sq ft	[76.09 sq m]
» Office 5:	819 sq ft	[76.09 sq m]
» Office 6:	809 sq ft	[75.19 sq m]
» Total Available Net Internal Floor Area:	3,571 sq ft	[331.84 sq m]



OFFICE 1



BOARDROOM



BUSINESS RATES

The property is to be reassessed upon the basis of the proposed split.

If the property is let in smaller suites then the rates will be reassessed. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

PLANNING

We understand the premises have permission for Class E office use as defined in the Town and County Planning (Use Classes) Order 2020.

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

SERVICES

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

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 those serving the property including IT and telecommunications.

LOCAL AUTHORITY

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

Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATES [EPC]

B (27) Rating ref 0658-7888-1202-1863-7077

TERMS

The suites are available upon new effective full repairing and insuring business leases, as per the adjacent floor plan, upon the following rents:

Office 1: LET
 Office 2: £3,950 pax
 Office 3: £8,500 pax
 Office 4: £10,500 pax
 Office 5: £10,500 pax
 Office 6: £10,500 pax

A service charge is payable separately to look after the common areas and upkeep of the exterior & structure.

The rent is subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE LETTING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

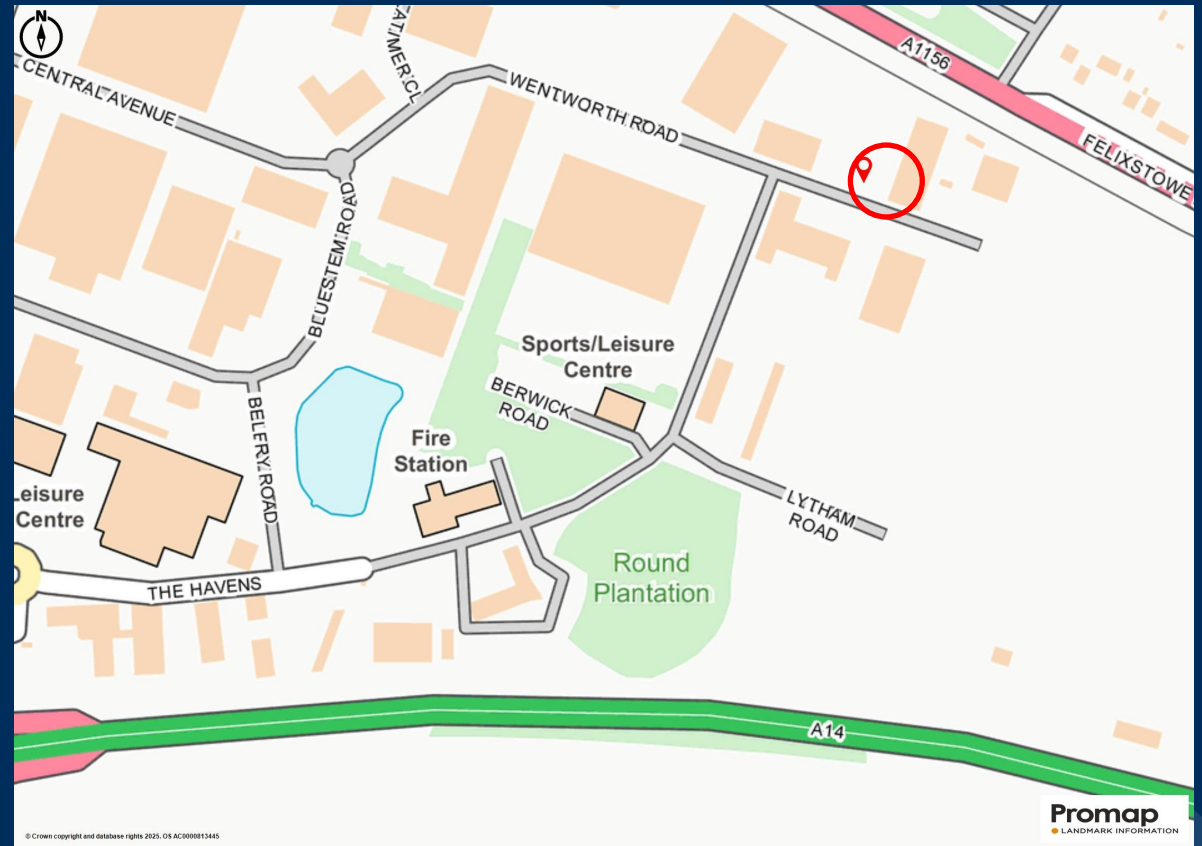
IP1 1BA

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Particulars created April 2024

