

*A modern, purpose trade counter unit in a premier location on the Ransomes Europark adjacent to the A14, and suitable for a variety of uses (STP).*

**TO LET**  
**£19,500 PAX + VAT**  
Ref: COM

Unit 16  
Foxtail Road  
Ransomes Europark  
Ipswich  
IP3 9RT



A modern purpose-built trade counter or retail unit comprising well appointed office accommodation and storage/workspace on the ground floor and mezzanine area over extending in all to approximately 2,415 sq ft (224 sqm) and including kitchen and disabled WC. Parking and loading areas.

Available on a new lease on terms to be agreed and subject to agreeing terms for a surrender.

Contact Us



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## Location

Ransomes Europark is the premier business estate in the locality providing a well located base for large and small businesses, motor car retailers, together with hotel and leisure facilities all adjacent to the A14 providing good road communications from the port of Felixstowe to the Midlands and via the A12 to London and the south east.

Unit 16 adjoins 3 Line Electrical and is close to Wolseley and Gripfixings.

## Description

Unit 16 is a modern purpose-built business unit of steel frame construction with part block and brick walls with small well appointed office accommodation and storage/work space on the ground floor and mezzanine floor over. There is a kitchen, two offices and a disabled WC. There is external parking and loading.

## The Accommodation

The Accommodation extends to around 2,415 sq ft (224 sqm) plus Mezzanine of 215 sq ft (20 sqm).

Description	Sqm GIA	Sq ft GIA
Gross Internal Floor Area	224	2,415
This includes the following:		
2 x offices	16.6	178
Kitchenette	13	139
Disabled WC/ Changing Room		
Mezzanine	20	215

## Services

All mains services are connected.

## Planning

Temporary permission for Class D2 Gymnasium expires on the 1st April 2023, but potentially renewable upon application.

## VAT

VAT is payable on the rent.

## Business Rates

Currently assessed as Warehouse & Premises. Rateable Value £11,250. This increases to £15,750 from 1st April 2023. Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Further information available from Ipswich Borough Council.

## Local Authority

Ipswich Borough Council; Grafton House, 15-17 Russell Road, Ipswich IP1 2DE; Tel: 01473 432000

## Terms

The unit is offered to let on a new full repairing and insuring lease at a rental of £19,500 PAX plus VAT. Fixture and fittings may be available upon request.

## Service Charge

Approximately £365 per quarter plus VAT. Further details on request.

## Legal Costs

An initial legal cost deposit of £1,000 plus VAT will be required on solicitors being instructed which is refundable on completion of the transaction.

## Viewing

Strictly by prior appointment with the agent.

## EPC

Rating = D (93)



## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*March 2023*

**Directions**

For those using the What3Words app: [///offices.sensibly.systems](http://offices.sensibly.systems)



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