



Last Remaining Unit within the Scheme

Modern Warehouse/Industrial Unit within Strong Trading Location

**Unit 15 Crane Park, Crane Boulevard,
Ransomes, Ipswich, IP3 9SQ**

RENT

Price on Application

Gross External Area

2,521 sq ft
[234.20 sq m]

IN BRIEF

- » Located within Ransomes Europark
- » Easy access to Junction 57 of the A14
- » Adjacent Howdens, John Lewis/Waitrose, Audi & Volvo

LOCATION

Crane Park is situated within the established Ransomes Europark, approximately 2 miles south-east of Ipswich town centre—one of the town's principal commercial and industrial locations. Nearby occupiers include Waitrose, Audi, Costa Coffee, Halfords and B&Q.

The scheme benefits from excellent connectivity. Junction 57 of the A14 lies around 0.5 miles away, providing direct access to the A12 and the wider strategic road network. Ipswich railway station is located nearby, offering regular direct services to London, Norwich and Cambridge, enhancing accessibility for occupiers and staff.

The Port of Felixstowe is approximately 10 miles to the south-east, while the Sizewell C development lies around 26 miles to the north-east.

DESCRIPTION

The property comprises a modern end of terrace warehouse unit of steel portal frame construction, beneath a mono-pitched roof. The elevations and roof are clad in high performance insulated profile cladding, incorporating 15% translucent roof panels.

The ground floor comprises a warehouse area with integrated tea-point and accessible WC, together with an entrance lobby and stairwell. The first floor provides open plan office accommodation.

The offices are fitted with suspended ceilings incorporating air-conditioning & LED lighting, perimeter power & data points and carpet floor coverings. The warehouse is served by an electric up and over sectional shutter door and EV charging point.

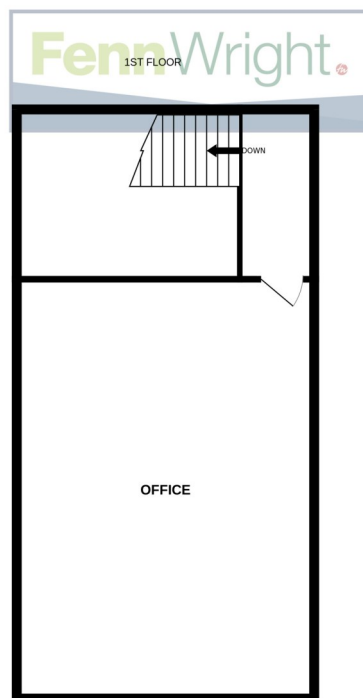
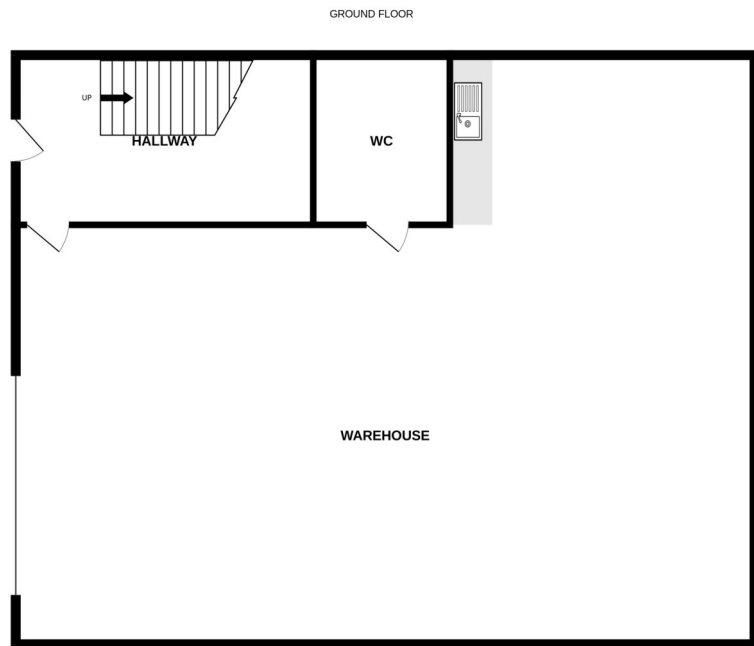
A surfaced forecourt provides loading and parking.

ACCOMMODATION [Approximate Gross External Floor Areas Based Upon Measured Survey]

» Ground Floor	1,779 sq ft	[165.30 sq m]
» First Floor	<u>742 sq ft</u>	<u>[68.90 sq m]</u>
» Total Gross External Floor Area	2,521 sq ft	[234.20 sq m]

Eaves: 7.04 m | Max Height: 7.72 m | Underside Mezzanine: 4.85 m
Shutter Door - Width: 3.98 m | Height: 3.88 m





Indicative Floor Plan - Not To Be Relied Upon

BUSINESS RATES

According to the Valuation Office Agency, the office is assessed as follows:

Rateable Value: £29,000 | Rates Payable (2026/27): £12,528 per annum

The rates payable are based on the current UBR of £0.432. All interested parties should speak to the local rating authority to verify their rates liability.

SERVICES

It is understood 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.

PLANNING

We understand the premises have planning permission for Use Classes E (g), B2 and B8.

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

LOCAL AUTHORITY

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

Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATE [EPC]

B (31) Rating (Ref: 9440-1678-0121-7696-1095)

TERMS

The premises are available on a new full repairing and insuring business lease upon terms to be agreed.

It is understood that the property is VAT elected and therefore VAT will be payable on the rent.

SERVICE CHARGE

A service charge is payable in relation to the upkeep of the estate. Further details are available upon request.

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

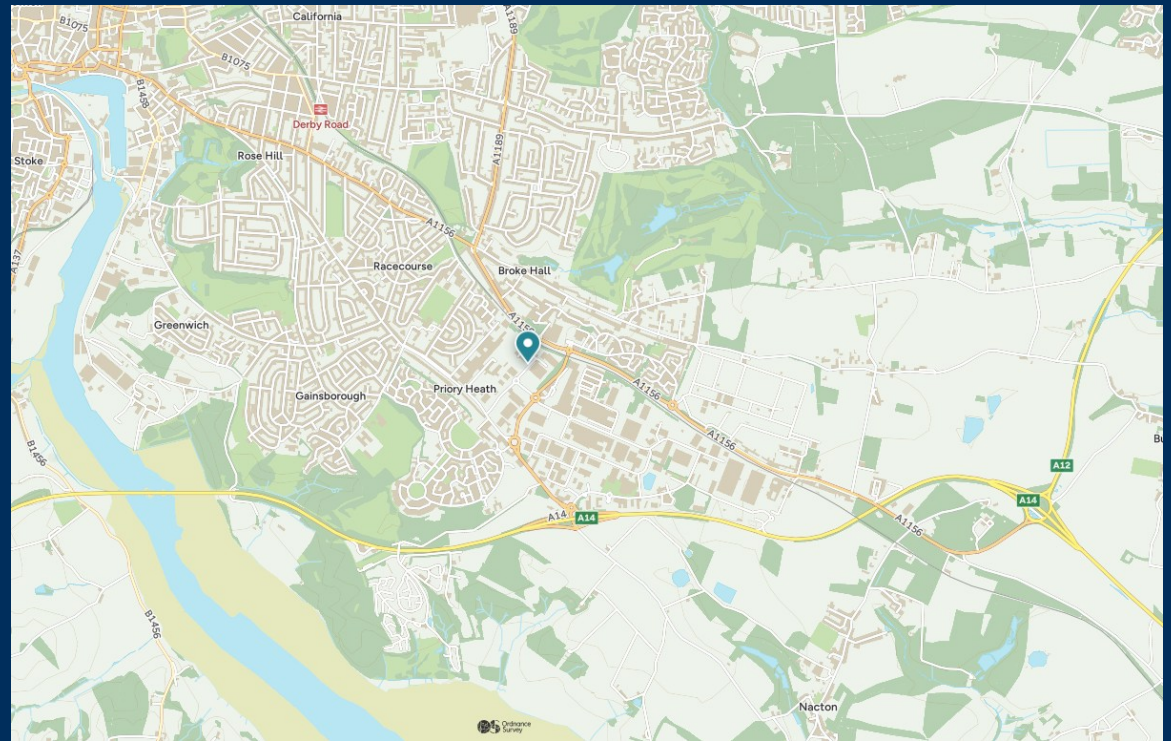
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Areas are provided on a Gross External Area (GEA) basis in accordance with RICS Property Measurement (2nd Edition). GEA includes external walls and structural elements and will therefore exceed the usable internal floor area.

Particulars created March 2026
OS licence no: TT000311015

