



# G<sup>1</sup> Ransomes G<sup>2</sup> Euro Park

20,896 -  
61,627 ft<sup>2</sup>

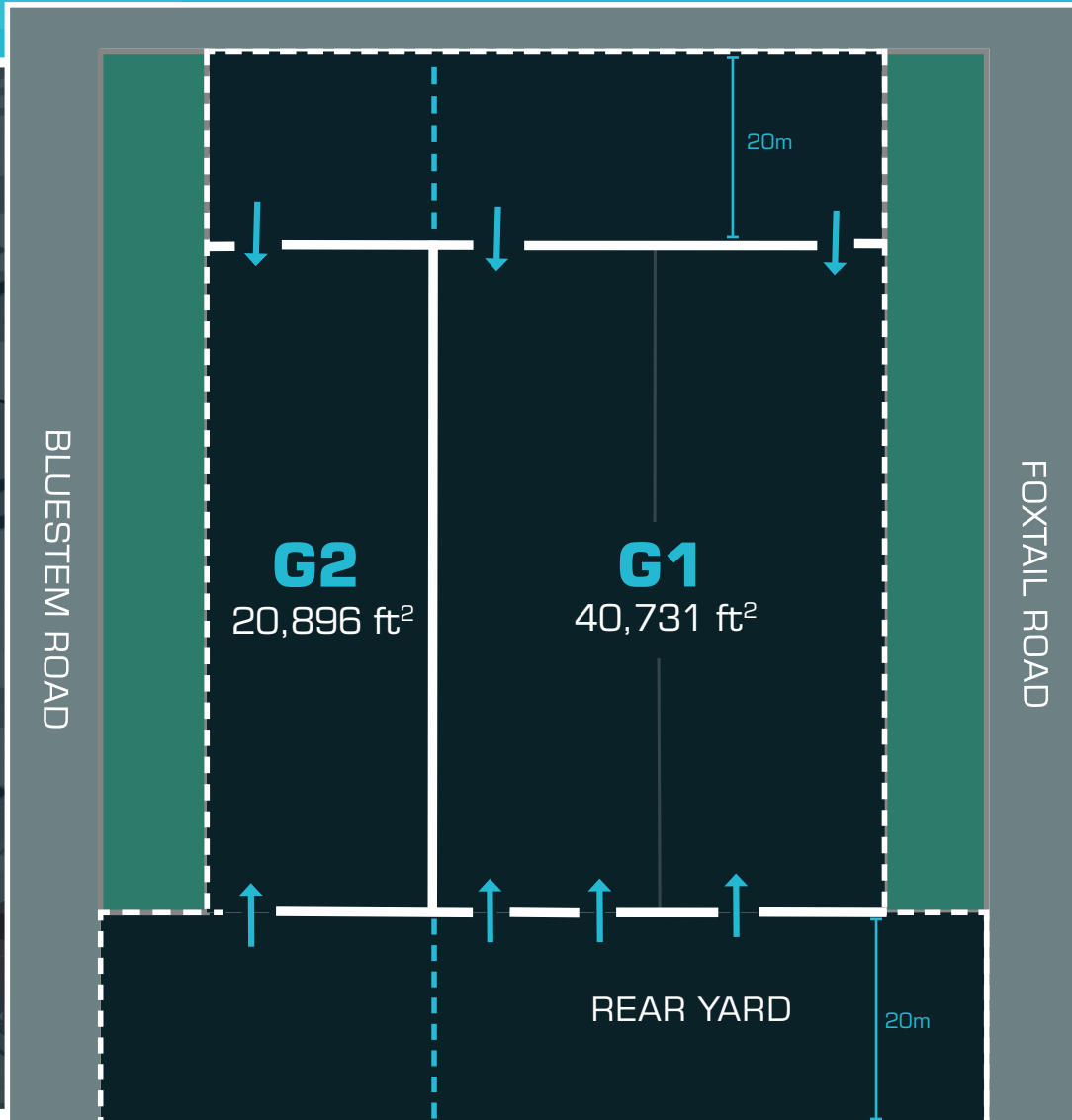
Foxtail Road, Ransomes Euro Park, Ipswich IP3 9RR

The property comprises a detached warehouse on a good-sized corner plot of approximately 3.8 acres. The property has recently been extensively refurbished.

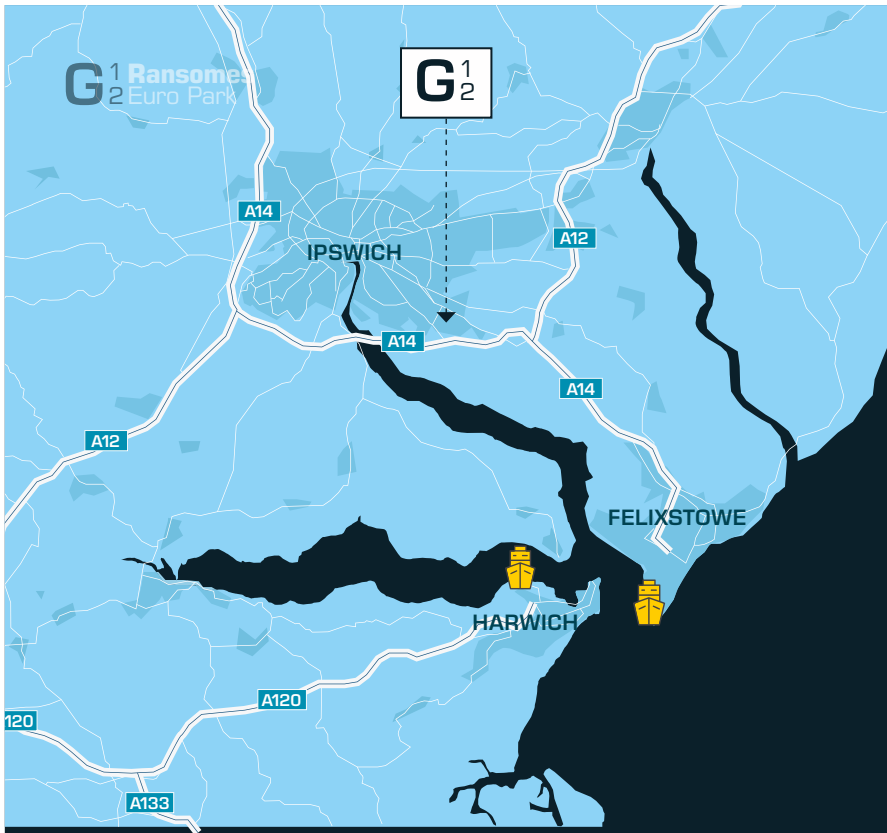
As part of the refurbishment the units will benefit from their own secure yards to both the front and rear of the properties, with their own dedicated entrances. The units are available separately as listed in the accommodation schedule or as a single unit of 61,627 ft<sup>2</sup>.

	ft <sup>2</sup>	m <sup>2</sup>
<b>Unit G1</b>	40,731	3,784
<b>Unit G2</b>	20,896	1,941
<b>TOTAL GIA</b>	<b>61,627</b>	<b>5,725</b>

*\*These floor areas are approximate and are measured on a gross internal basis*



-  3.8 Acre Corner Site
-  Refurbished 2025
-  New Roof & Cladding System
-  Available Separately Or Combined
-  Extensive Front & Rear Yard Areas
-  Seven Loading Doors
-  Up To 600kVa Available
-  5.8m Eaves (Rising to 7.2m)
-  Generous Parking
-  Secure Yards & New Security Fencing
-  Energy Saving LED Lighting
-  Target EPC-B



A14  
**1 mile**



Ipswich Centre  
**6.5 miles**



A12  
**8 miles**



Felixstowe Port  
**8 miles**



Harwich Port  
**25 miles**



M25  
**56 miles**

Ipswich is a well-established industrial and commercial location. It is 8 miles west of Felixstowe, 12 miles north-east of Colchester, 35 miles north-east of Chelmsford and 60 miles north-east of London.

It benefits from excellent transport links via the A14 and A12. the A14 turns north-west from Felixstowe to the intersection of the M6 and M1 motorways. The A12 provides a direct link to the M25, approximately 56 miles away.

The town is well connected by train with a regular service providing access to London Liverpool Street within 1 hour and 10 minutes. The Port of Felixstowe is located only 8 miles to the east and is the UK's largest container port.

\*All distances and times have been obtained from Google Maps

## TERMS

To be let on a new full repairing and insuring lease, for a term to be agreed.

## RENT

Rent on application.

## VAT

VAT chargeable at the current rate.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

## ESTATE SERVICE CHARGE

The tenant will be responsible for payment of a service charge for the upkeep of the common parts, roadways and security of the estate. Further details upon request.

## SERVICES

We understand that mains electricity, gas, water and drainage are connected to the property; however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC

EPC Target of B rating post refurbishment.

## NEARBY OCCUPIERS INCLUDE



**SCREWFIX**

**WOLSELEY**

**B&Q**



*David Lloyd*

**JOHN LEWIS  
& PARTNERS**



**HUWS GRAY**

**Debach**



# CONTACT

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