



CRANE PARK

TRADE & LOGISTICS

Ipswich

IP3 9SP

- ▶ 19 new industrial/warehouse units
- ▶ 2,076 - 69,481 sq ft

To Let

Available now



www.cranepark.co.uk

NORTHWOOD
URBAN LOGISTICS

THE SITE

- ▶ Located within Ransomes Europark, Ipswich's largest industrial area
- ▶ Two miles south of Ipswich town centre
- ▶ Easy access to junction 57 of the A14
- ▶ Adjacent to well known brands including John Lewis, Waitrose, Costa, Audi, Jaguar, Land Rover, Lok'n Store, Volvo and Mazda

GREEN CREDENTIALS

The scheme ensures a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user have been reduced.

The green initiatives include:

- ▶ Low air permeability design
- ▶ Electric vehicle charging points
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Secure cycle parking





Natwest

Burger King

Nandos

Costa

DFS

Furniture Village

Tapi Carpets

Land Rover/ Jaguar

Oak Furniture Land

Costa

Futura Park

JOHN LEWIS & PARTNERS
WAITROSE & PARTNERS

Volvo

Audi

Mazda

EASY BATHROOMS
BATHROOM & TILE SUPERSTORE

LOK n STORE
Self Storage

43

41

39

37

15

17

19

21

23

25

35

Let

31

29

27

Alstons

Alstons

THE ACCOMMODATION

All areas are approximate on a GEA sq ft basis.

15 Ground Floor 1,779
First Floor 742
Total 2,521

17 Ground Floor 1,931
First Floor 804
Total 2,735

19 Ground Floor 2,080
First Floor 864
Total 2,944

21 Ground Floor 1,578
First Floor 659
Total 2,237

23 Ground Floor 1,618
First Floor 675
Total 2,293

25 Ground Floor 1,466
First Floor 610
Total 2,076

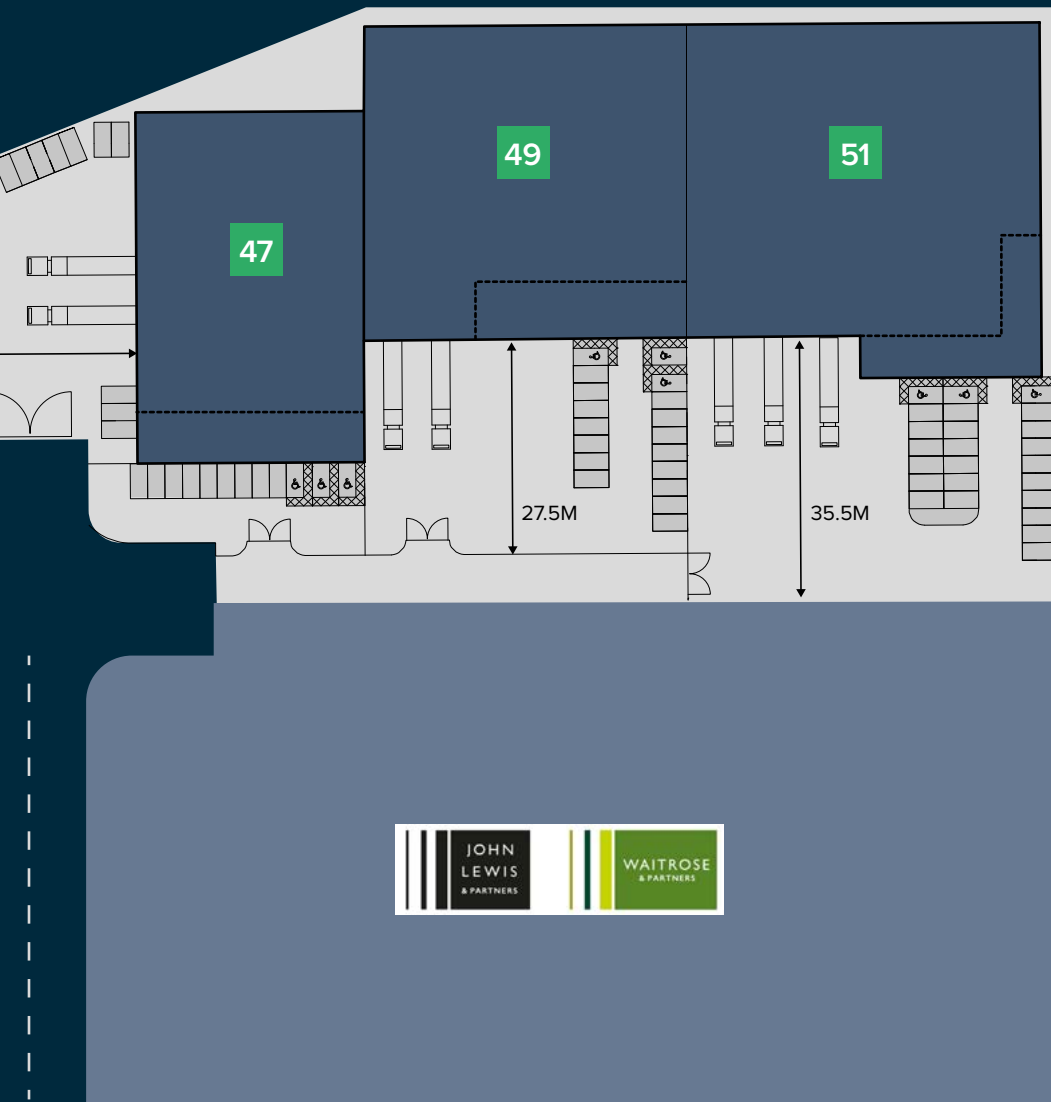
27 Ground Floor 2,237
First Floor 766
Total 3,003

29 Ground Floor 2,137
First Floor 732
Total 2,869

31 Ground Floor 2,040
First Floor 700
Total 2,740

35 Ground Floor 4,067
First Floor 1,023
Total 5,090





37 Ground Floor 8,380
 First Floor 1,990
 Total 10,370

39 Ground Floor 5,193
 First Floor 1,318
 Total 6,511

41 Ground Floor 6,000
 First Floor 1,530
 Total 7,530

43 Ground Floor 6,513
 First Floor 1,908
 Total 8,421

47 Ground Floor 16,196
 First Floor 2,270
 Total 18,466

49 Ground Floor 21,065
 First Floor 2,573
 Total 23,638

51 Ground Floor 24,485
 First Floor 2,892
 Total 27,377

UNITS 15-35

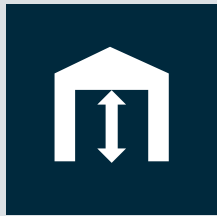
2,740 up to 10,699 sq ft (units 27-31 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



Units 15-25:
6.3m clear
internal height



Units 27-31:
7.6m clear
internal height



Unit 35:
7m clear
internal height



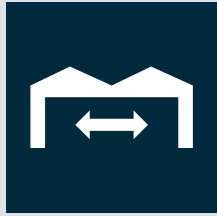
First floor for
storage or fitting
out as office space



37.5kN sq m
floor loading



Electric
loading doors



Ability to
combine units



Woodland
amenity



12 year collateral
warranty available

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.





UNITS 37-43

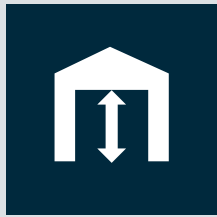
6,511 up to 24,411 sq ft (units 47-41 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



Unit 37: 7.8m clear internal height



Units 39-43: 8.4m clear internal height



First floor for storage or fitting out as office space



37.5kN sq m floor loading



Electric loading doors



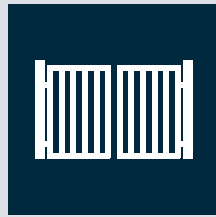
Ability to combine units



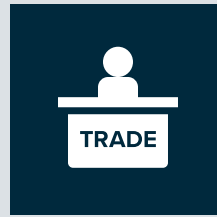
Woodland amenity



12 year collateral warranty available



Secure gated yard to unit 37



Ideally suited for trade occupiers

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.





37

UNITS 47-51

18,466 up to 69,481 sq ft (units 47-51 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



8.5m clear internal height



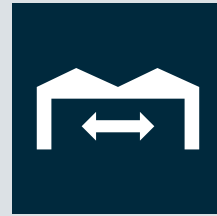
First floor for storage or fitting out as office space



37.5kN sq m floor loading



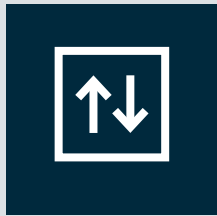
Electric loading doors
Unit 47 & 49: 2
Unit 51: 3



Ability to combine units



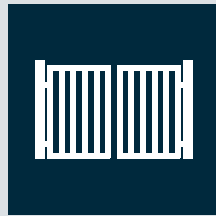
Yard depths
Unit 47: 27m
Unit 49: 27.5m
Unit 51: 35.5m



Passenger lift to units 49 & 51



12 year collateral warranty available



Secure gated yards

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Units are available to lease on terms to be agreed.





TRAVEL DISTANCES

Crane Boulevard, Ipswich, IP3 9SP

Road

J57 A14	0.5 miles
Ipswich Town Centre	2.8 miles
Colchester	16.5 miles
Bury St Edmunds	32 miles
Chelmsford	38.5 miles
Norwich	51 miles

Airport

Norwich Airport	53.5 miles
London Stansted	55 miles

Rail

Ipswich Rail Station	3.4 miles
To Norwich	42 mins
To London Liverpool Street	1 hr 10 mins
To Cambridge	1 hour 19 mins

Port

Felixstowe Port	10 miles
Harwich Port	24.6 miles



More information available through the joint marketing agents:



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