



**AVAILABLE TO LET**

**Industrial / Warehouse Premises**

**Unit 2 Bermuda Road, Ransomes Europark,  
Ipswich, Suffolk, IP3 9RU**

**RENT**

**£26,500**  
per annum

**AVAILABLE AREA**

**4,839 sq ft (449.57 sq m)**

## IN BRIEF

- » Located close to A14/A12 and town centre
- » Situated on an established industrial estate
- » Car parking and loading facilities

## LOCATION

The property is located in Bermuda Road on Ransomes Europark. The estate is situated approximately 2 miles to the south east of Ipswich town centre and directly adjacent to the A14. The A14 provides road communications with Felixstowe, Cambridge, Colchester, the A12 and the national motorway network.

## DESCRIPTION

The property is of steel frame construction with profile sheet cladding to the elevations. Two storey, internal office accommodation is provided at the front of the building with windows at both levels. The offices are fitted with central heating, carpets, fluorescent lighting and limited air conditioning.

The industrial accommodation is accessed via a powered roller shutter door and incorporates an extensive mezzanine floor, providing storage and additional offices. The industrial area is served by a gas fired warm air heater and fluorescent lighting.

Ancillary accommodation includes a kitchen, male, female and disabled WCs.

A yard provides a loading area and parking for approximately 8 vehicles.

## ACCOMMODATION

The approximate floor areas and dimensions are as follows:

|   |                    |                      |
|---|--------------------|----------------------|
| Industrial area:                            | 1,948 sq ft        | [181.00 sq m]        |
| Ground floor offices:                       | 282 sq ft          | [26.26 sq m]         |
| First floor offices:                        | 446 sq ft          | [41.47 sq m]         |
| Kitchen:                                    | 111 sq ft          | [10.27 sq m]         |
| Mezzanine offices:                          | 449 sq ft          | [41.75 sq m]         |
| Mezzanine stores:                           | 1,252 sq ft        | [116.27 sq m]        |
| Reception, male, female and<br>Disabled WCs |                    |                      |
| Gross internal floor area:                  | <u>4,839 sq ft</u> | <u>[449.57 sq m]</u> |

Roller shutter door: Width 2.49m / Height 3.05 m

Height to underside of mezzanine: 2.43 m





### SERVICES

We understand that the property is connected to mains electricity, water, gas 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 of those serving the property including IT and telecommunication links.

### LOCAL AUTHORITY

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

Telephone 01473 43200

### BUSINESS RATES

From verbal enquiries with the Local Rating Authority we

understand that the premises are assessed as follows:

Rateable Value                    £ 22,500  
Rates payable (2025/2026) £ 11,227.50

The rates payable are based on the current UBR of £0.499. All interested parties should speak to the local rating authority to verify their rates liability.

### PLANNING

From verbal enquiries with the Local Planning Authority we understand that the premises have planning permission for Class B2 (General Industrial) use as defined by the Town & Country Planning (Use Classes) Order 1987. The premises are also suitable for Class B8 (Warehouse and Storage) use, subject to planning.

All interested parties should make their own enquiries with the Local Planning Authority.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

EPC Rating E(101) - valid until 19/03/2028.

### TERMS

The premises are available on a new business lease for a term to be agreed and at an initial rent of £26,500 per annum.

The rent and service charge are exclusive of VAT.

### SERVICE CHARGE

A service charge is payable in relation to the upkeep of the Ransomes Business Park roads – further details available on 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  
Suffolk  
IP1 1BA

Contact:  
Alistair Mitchell  
T: 01473 417714  
E: agm@fennwright.co.uk

fennwright.co.uk  
01473 232701



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Particulars created June 2025.

**Fenn Wright**

