CRANES BUSINESS CENTRE

Ipswich

- 19 new industrial/warehouse units
- 2,052 - 51,011 sq ft
- For sale/To let
- Planning granted

Now under construction
Available
Q4 2020

Chancerygate

www.cranesbusinesscentre.co.uk

CRANES BUSINESS CENTRE

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

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will 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

CO2 REDUCTION

J57
A14
A1189
Natwest
Burger King
Nandos
Costa
A1189
DFS
Furniture Village
Tapi Carpets
Oak Furniture Land
Costa
Land Rover/
Jaguar
John Lewis
Futura
Park
James Bennett Ave
Waitrose
Volvo
Audi
Mazda
Crane Boulevard
15
16
Lok'n Store
11
10
9
8
7
6
14
13
3
4
5
2
1
12

CRANES BUSINESS CENTRE

Previous Chancerygate development

NEWANGLIA
Local Enterprise Partnership for Norfolk and Suffolk

Enterprise Zones

S P A C E T O I N N O V A T E

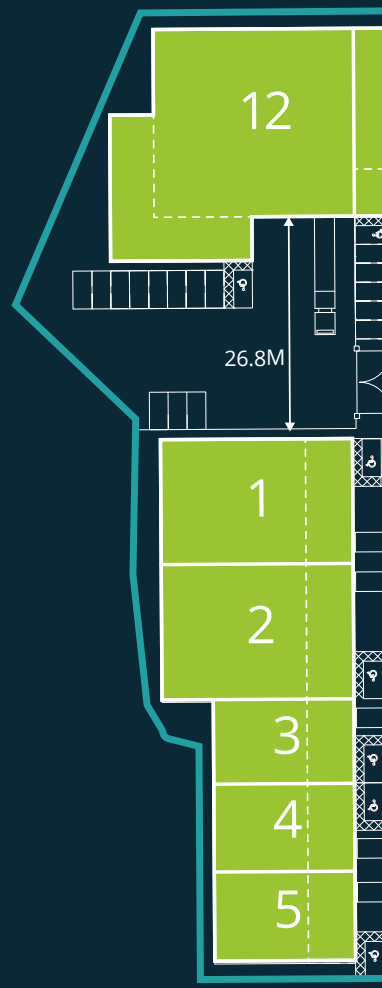
Futura Park has Enterprise Zone status providing an unrivalled opportunity for aspiring businesses to expand or relocate. Benefits include up to £275,000 rates relief over 5 years.

www.newanglia.co.uk | info@newanglia.co.uk | 01603 510 070

Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
1	4,056	1,014	**5,070**
2	4,490	1,122	**5,612**
3	2,039	691	**2,730**
4	2,134	723	**2,857**
5	2,229	756	**2,985**
6	1,451	601	**2,052**
7	1,608	665	**2,273**
8	**UNDER OFFER**		
9	**UNDER OFFER**		
10	1,920	794	**2,714**
11	**UNDER OFFER**		

All areas are approximate on a GEA (Gross External Area) basis.



Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)
12	8,364	1,981	**10,345**
13	5,191	1,310	**6,501**
14	5,990	1,511	**7,501**
15	6,499	1,903	**8,402**
16		**UNDER OFFER**	
17	16,192	2,261	**18,453**
18	21,044	2,584	**23,628**
19	24,488	2,895	**27,383**

All areas are approximate on a GEA (Gross External Area) basis.

Units 1-11

2,052 up to 19,254 sq ft (units 1-5 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 1-2 7m clear internal height
- Units 3-5 7.6m clear internal height
- Units 6-11 6.3m 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

B1 (c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a Freehold or Leasehold basis.

Computer generated image of units 1-11

CRANES BUSINESS CENTRE

Previous Chancerygate development

Units 12-16

6,426 up to 24,347 sq ft (units 12-14 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 12 7.8m clear internal height	Units 13-16 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	Private gated yard unit 12

Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a Freehold or Leasehold basis.

Computer generated image of units 12-16

CRANES BUSINESS CENTRE

Previous Chancerygate development

Units 17-19

18,453 up to 51,011 sq ft (units 18-19 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
- Ability to combine units
- Yard depths of 27-35.5m
- Lift Unit 18 & 19
- 12 year collateral warranty available
- Private gated yards

Planning use

B1 (c), B2 and B8 (industrial and warehouse) uses.

Terms

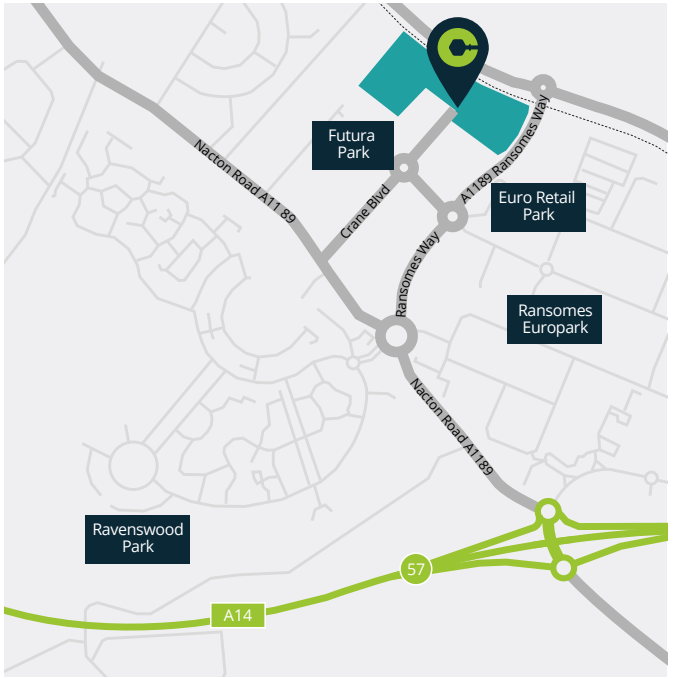
Available on a Freehold or Leasehold basis.

Computer generated image of units 17-19

CRANES BUSINESS CENTRE

Previous Chancerygate development

CRANES BUSINESS CENTRE



Travel Distances

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

Rail:

Ipswich Rail Station	3.4 miles

Travel Times:

Norwich	42 mins
London Liverpool Street	1 hr 10 mins
Cambridge	1 hour 19 mins

Airport:

Norwich Airport	53.5 miles
London Stansted	55 miles

Port:

Felixstowe Port	10 miles
Harwich Port	24.6 miles

Crane Boulevard, Ipswich, IP3 9SP

www.cranesbusinesscentre.co.uk

More information available through the joint marketing agents:

Coke Gearing consulting
Chartered Surveyors
01279 758758
www.cokegearing.co.uk

Richard Coke
07702 908156
richard@cokegearing.co.uk

Adam Tindall
07776 211722
adam@cokegearing.co.uk

AVISON YOUNG
020 7236 6363
avisonyoung.co.uk

John Allan
07540 694611
john.allan@avisonyoung.com

Will Norman
07551 025102
will.norman@avisonyoung.com

A development by:
Chancerygate

George Dickens
020 7657 1853
gdickens@chancerygate.com

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. August 2020.

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