

TO LET (sublet) - First Floor Offices with parking



**First Floor, Menzies Distribution Centre, Bluestem Road,
Ransomes Europark, Ipswich, Suffolk, IP3 9RR**

Approx. 173.7 sq m (1,870 sq ft)

- **First Floor offices in shared building**
- **Part open plan, part cellular accommodation**
- **Ample car parking spaces at the front and rear**
- **Available on a new sublease on flexible terms, at a commencing rental of £14,000 per annum exclusive**



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The property is located on the popular Bluestem Road, at Ransomes Europark, Ipswich. Strategically located between Ipswich town centre and the A14, these offices are modern, light and well-planned, with ample parking on site. The offices are shared with the wider occupant and there are shared access arrangements.

Description

The first floor offices contain two meeting rooms/directors offices, a print room, a good sized kitchen, and WC facilities. The offices benefit from air conditioning, heating, and carpet tiles.

There is ample parking to the front of the property.

Planning

All interested parties should contact Ipswich Borough Council on 01473 433200.

Legal costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business rates

The business rates may be included within a service charge, value TBC.

Terms & Tenure

The premises are available on a new lease, for a term of years to be agreed, at a commencing rental of £14,000 per annum exclusive.

VAT

Is applicable.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links.

Service charge to be confirmed.

Accommodation

Office A	35.2 Sq M	380 Sq Ft
Office B	18 Sq M	193 Sq Ft
Print Room	20.2 Sq M	217.4 Sq Ft
Open Plan	100.4 Sq M	1,080.7 Sq Ft
Total	173.8 Sq M	1,870 Sq Ft

Energy Performance Certificate

Rating E111, Certificate 0030-4937-0316-9610-8074, valid until 2026.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

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