



CRANE PARK

TRADE & LOGISTICS

Ipswich

IP3 9SQ

- ▶ Industrial/warehouse units completed in 2021
- ▶ 2,076-2,293 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 employs the latest environmentally friendly technologies on the new units to reduce the costs of occupation.

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

Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
23	1,618	675	2,293
25	1,466	610	2,076

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.

- 

6.3m clear internal height
- 

First floor for storage or 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

The units are available to lease on terms to be agreed.



TRAVEL DISTANCES

Crane Boulevard, Ipswich, IP3 9SQ

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

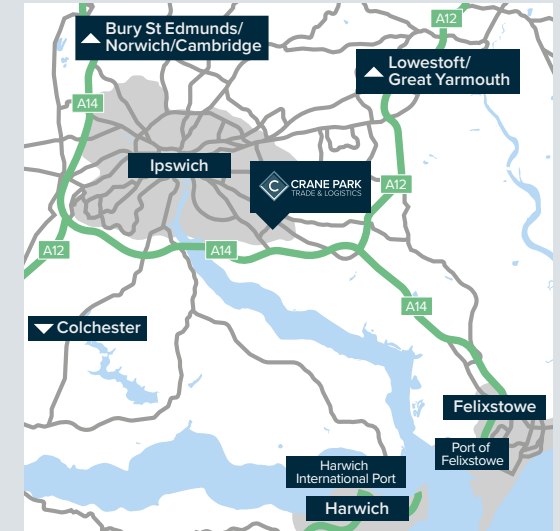
Norwich Airport	53.5 miles
London Stansted	55 miles

Rail

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

Port

Felixstowe Port	10 miles
Harwich Port	24.6 miles



More information available through the joint marketing agents:



020 7493 4933
jll.co.uk/property

James Saxby
07801 667692
james.saxby@jll.com

Nicholas Peters
07842 301063
nicholas.peters@jll.com



01473 211933

Vanessa Penn
07721 922946
vanessa@penncommercial.co.uk

Robin Cousins
07775 588223
robin@penncommercial.co.uk

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Nick Turner 07900 608614
nickturner@northwoodinvestors.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 2023.