

MODERN GRADE A OFFICES WITH CAR PARKING

TO LET AS A WHOLE OR WILL DIVIDE

22-28 THE HAVENS

Ransomes Europark, Ipswich, IP3 9SJ

APPROX 106.09 – 652.72 SQ M
(1,142 – 7,026 SQ FT)

↑
Access to
Port of
Felixstowe

A14
access

38+
parking
spaces

Located on a **PREMIER** business park
Offices fitted to a **high standard**
May suit **alternative uses**, subject to planning permission

LOCATION

Ipswich is the county town of Suffolk with a population of approximately 130,000 and a catchment area of over 250,000. Ipswich is served by a mainline railway service to **London Liverpool Street** with a journey time of approximately **70 minutes**.

70
minutes
to London



A14
corridor

SITUATION

Ransomes Europark is the town’s premier business park which lies to the south-east of the town centre, and adjacent to junction 57 of the A14. Ransomes Europark occupies a strategic position close to the international container Port of Felixstowe and the interchange of the A12 and A14 trunk roads.

Neighbouring office occupiers include Haven Power, Ipswich Building Society, MSC, Nidera UK and KDM International. In addition, The Havens site is in close proximity to the Holiday Inn hotel, David Lloyd Leisure and John Lewis at Home/Waitrose.

DESCRIPTION

The property comprises a terrace of four office units, Grade A space, provided over two floors on The Havens office park with a minimum of 38 car parking spaces.



SPECIFICATIONS INCLUDE:	
Comfort cooling	LG3 lighting
Carpeting	Disabled toilets and kitchen facilities
Raised access floors	Glazed partitioned meeting and boardrooms
Double-glazed windows	First floor open plan accommodation

ACCOMMODATION

On a Net Internal Area (NIA) basis the premises have the following approximate floor areas:

22 The Havens	106.09 sq m	1,142 sq ft
24 The Havens	192.49 sq m	2,072 sq ft
26 The Havens	192.49 sq m	2,072 sq ft
28 The Havens	161.65 sq m	1,740 sq ft
TOTAL AREA	652.72 SQ M	7,026 SQ FT



APPROX
7,026 SQ FT
(652.72 sq m)

BUSINESS RATES

Office	Rateable Value 2017	Est. Rates Payable
22 The Havens	£15,000	£7,200
24 The Havens	£26,500	£13,064.50
26 The Havens	£26,500	£13,064.50
28 The Havens	£22,000	£10,846



PLANNING AUTHORITY

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

Tel 01473 432000

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

SERVICES

We understand that mains electricity and water are available.



RENTAL
£15.00
PER SQ FT
PER ANNUM

TERMS AND TENURE

The premises are available to let at a rent of £15 per sq ft per annum exclusive. The units may be let as a whole or could be sub-divided.

VAT

The properties have been elected for VAT.

LEGAL COSTS

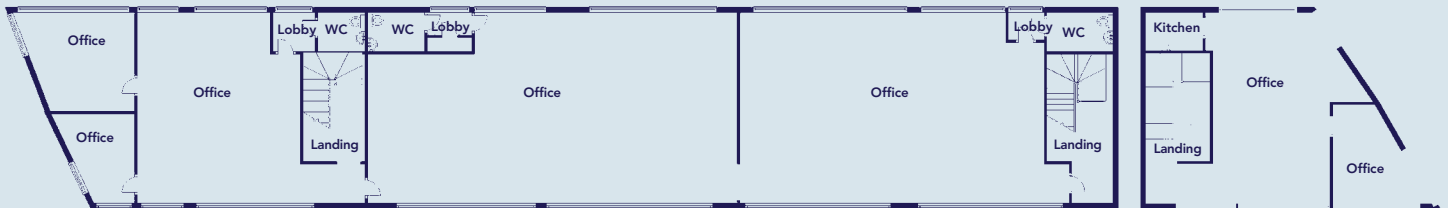
Each party to be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

Full copies of the EPCs are available on request. The offices have the following ratings:

22 The Havens	D79
24 The Havens	C69
26 The Havens	C66
28 The Havens	C74

FIRST FLOOR



Approx 3,345.5 sq ft (310.8 sq m)

696.2 sq ft (64.7sq m)

GROUND FLOOR



Approx 3,345.5 sq ft (310.8 sq m)

709.3 sq ft (65.9sq m)

VIEWING

To view or for further information, please contact the joint sole agents:



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