



AVAILABLE TO LET UPON FLEXIBLE INTERNAL REPAIRING LEASE

Modern Self-Contained Class E Business Unit

**Unit 11, Beamish Hub, 4 Berwick Road, Ipswich,
Suffolk, IP3 9RY**

RENT

£820 pcm

(Inclusive of Service Charge)

FLOOR AREAS

579 sq ft

[53.80 sq m]

IN BRIEF

- » Located on Ransomes Europark, the town's premier business park
- » Easy access to the A14 and town centre
- » Modern self-contained business unit with A rated EPC
- » Forecourt loading and surfaced car parking

LOCATION

Ransomes Europark is situated to the south east of Ipswich adjacent to junction 57 of the A14 which provides excellent road communications with Felixstowe, London and the national motorway network. The Port of Felixstowe is within approximately 5.7 miles and Ipswich town centre within about 4 miles.

The business park is located on Berwick Road, off The Havens. Nearby occupiers include Clip 'n Climb, Mercedes-Benz, Mediterranean Shipping Company, David Lloyd and Makro.

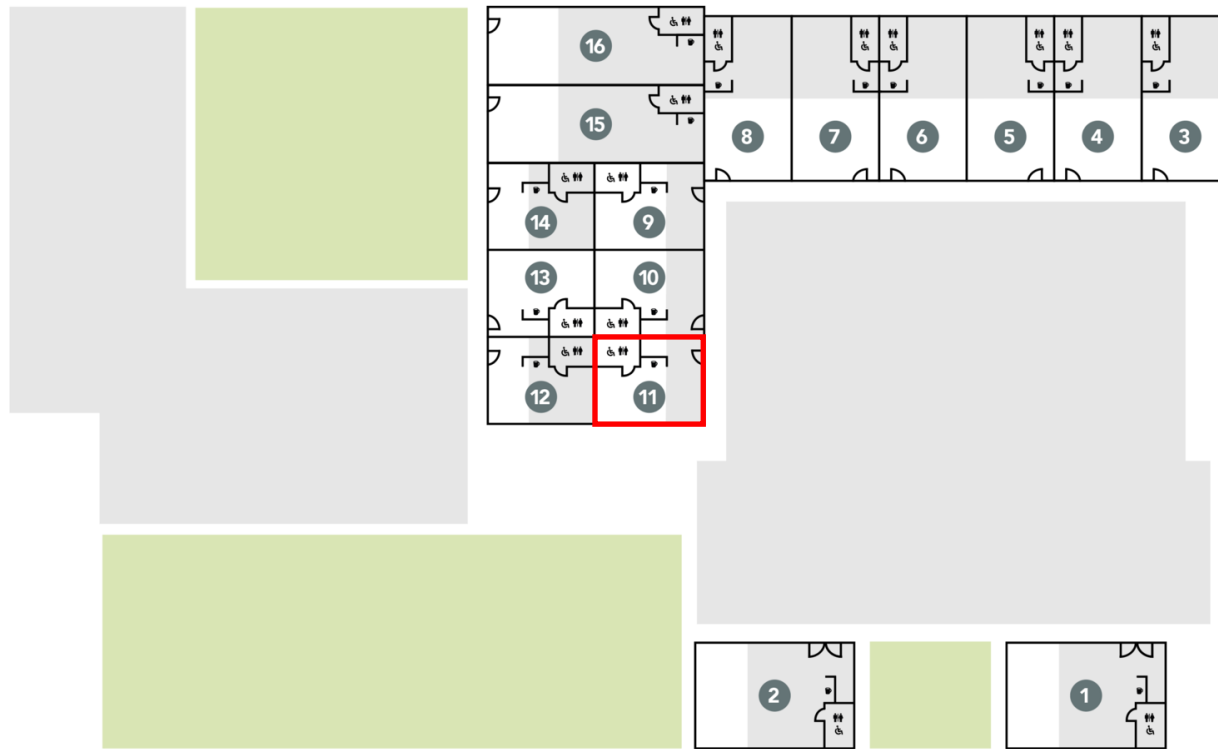
DESCRIPTION

Beamish Hub comprises a range of 16 modern, self-contained business units arranged upon a secure, surfaced site. The units vary in size, with a typical layout offering workshop/storage, tea-point and accessible WC's. The available units is fitted with mezzanine floor to provide additional storage and office accommodation.

The specification includes:

- » Cavity walls with sound deadening
- » Three phase electricity supply
- » Wall mounted comfort cooling & heating unit to the mezzanine
- » LED lighting
- » Electric sectional up & over shutter doors together with personnel doors
- » Fast internet connectivity available





Indicative Site Layout Plan

ACCOMMODATION & TERMS

UNIT	LAYOUT	APPROX. GROSS INTERNAL FLOOR AREAS			RENT (P.C.M) + VAT	STATUS
		AREA	SQ.FT.	SQ.M.		
Unit 11	Arranged over ground and mezzanine providing flexible accommodation. Fitted with tea-point and accessible WC. Comfort cooling/heating to mezzanine.	Ground Floor:	353	32.80	£780	Available Mid Jan 26
		Mezzanine:	226	21.00		
		Total GIA:	579	53.80		



BUSINESS RATES

The premises are assessed as follows:

Unit 11 Rateable Value: £7,000 | Rates Payable: £3,493

The rates payable are based on the current UBR of £0.499. Small business rates may be available providing 100% exemption and all interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

PLANNING

We understand the units have permission for Class E light industrial and B8 Storage and Distribution uses as defined in the Town and County Planning (Use Classes) Order 2020.

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

SERVICES

It is understood that each unit is connected to mains water, electricity 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 those serving the property including IT and telecommunications.

LOCAL AUTHORITY

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

Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATES [EPC]

Unit 11: A Rating ref - 2242-3077-0709-0600-5821

TERMS

The unit is available upon new internal repairing business leases, upon terms to be agreed. The rent is inclusive of service charge.

The rent is subject to VAT.

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

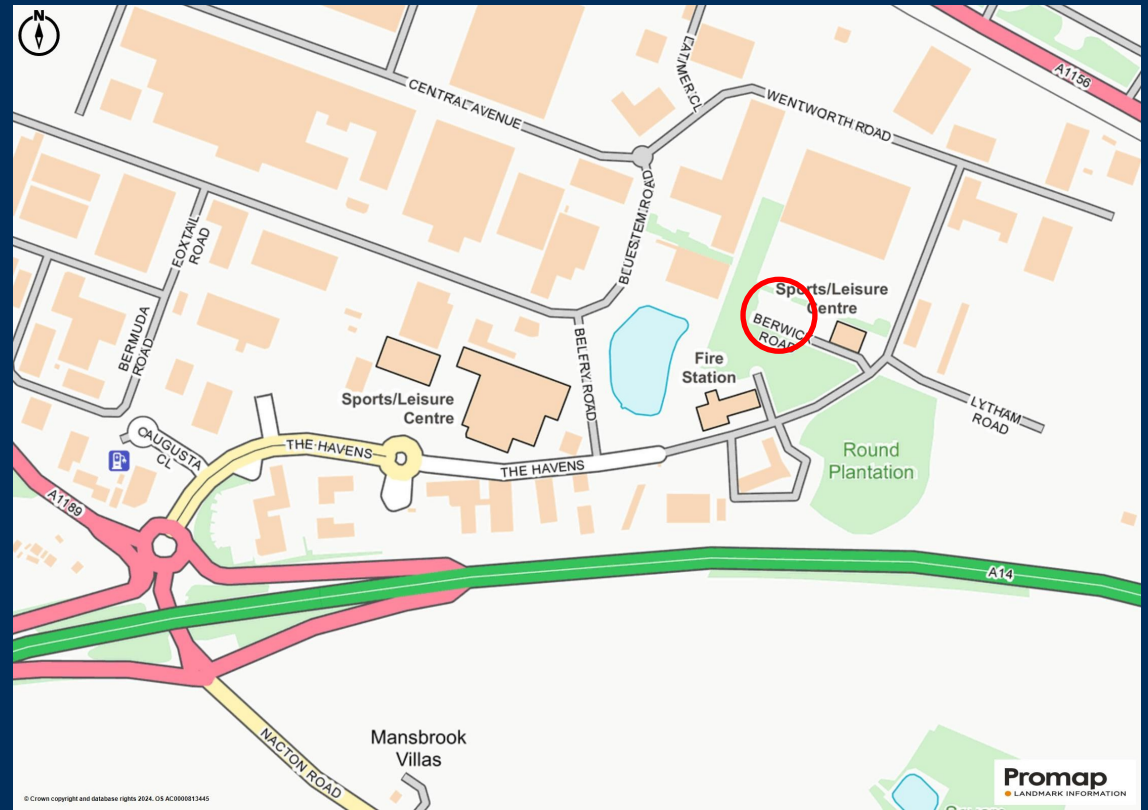
IP1 1BA

Contact:

Hamish Stone

T: 01473 220 211

E: hws@fennwright.co.uk



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created December 2025

