



AVAILABLE TO LET UPON FLEXIBLE INTERNAL REPAIRING LEASE

Modern Self-Contained Class E Business Unit

Unit 8, Beamish Hub, 4 Berwick Road, Ipswich,
Suffolk, IP3 9RY

RENT

£880 per calendar month
(Inclusive of Service Charge)

FLOOR AREAS

748 sq ft
[73.50 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 units 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.

Unit 8 Beamish Hub is situated at the entrance to the business park and comprises a modern business unit, arranged over ground floor together with a mezzanine.

The ground floor comprises an open warehouse/storage area with ancillary facilities including a tea-point and accessible WC. The mezzanine provides additional flexible space which can be used as offices or further storage.

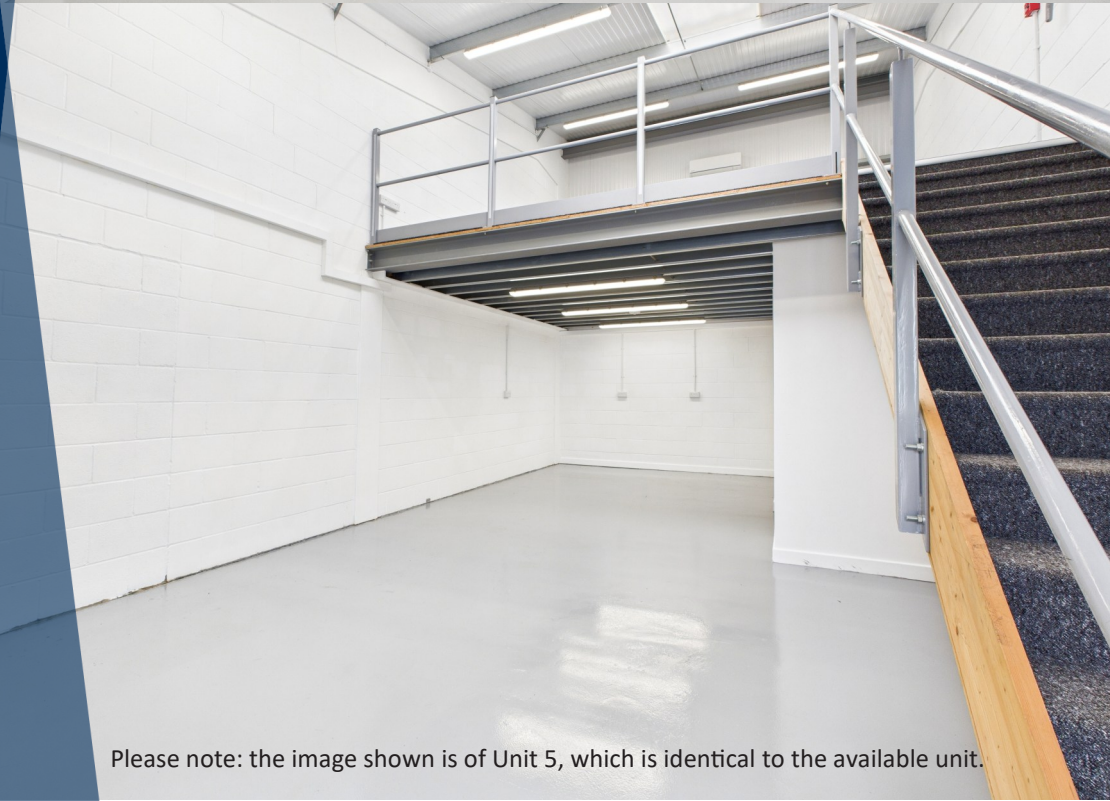
The specification includes:

- » 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

Please see link to Virtual Tour (please note the video features Unit 5, which is identical to the available unit) — [Virtual Tour](#)

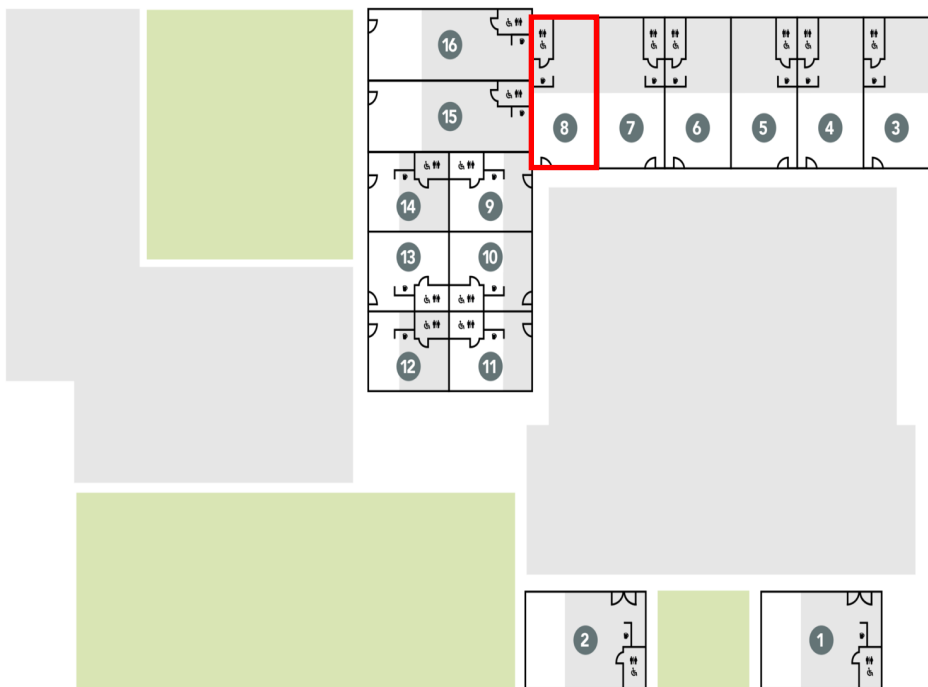
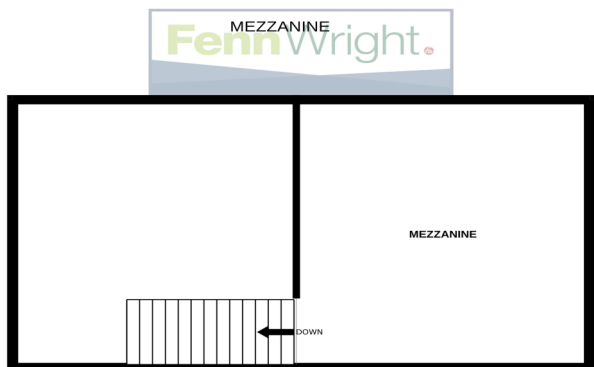
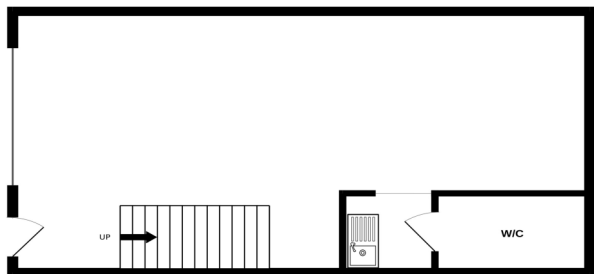


Please note: the image shown is of Unit 5, which is identical to the available unit.



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GROUND FLOOR



ACCOMMODATION [Approximate Gross Internal Floor Areas]

- » Warehouse: 484 sq ft [49.00 sq m]
- » Mezzanine: 264 sq ft [24.50 sq m]
- » Total Gross Internal Floor Area: 748 sq ft [73.50 sq m]

BUSINESS RATES

The premises are assessed as follows:

Rateable Value: £10,000

Rates Payable (2025/26): £4,990

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 premises 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]

A Rating ref: 8145-2301-8653-4102-1880

TERMS

The unit is available upon a new internal repairing business lease, at an initial rent of £880 per month, 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

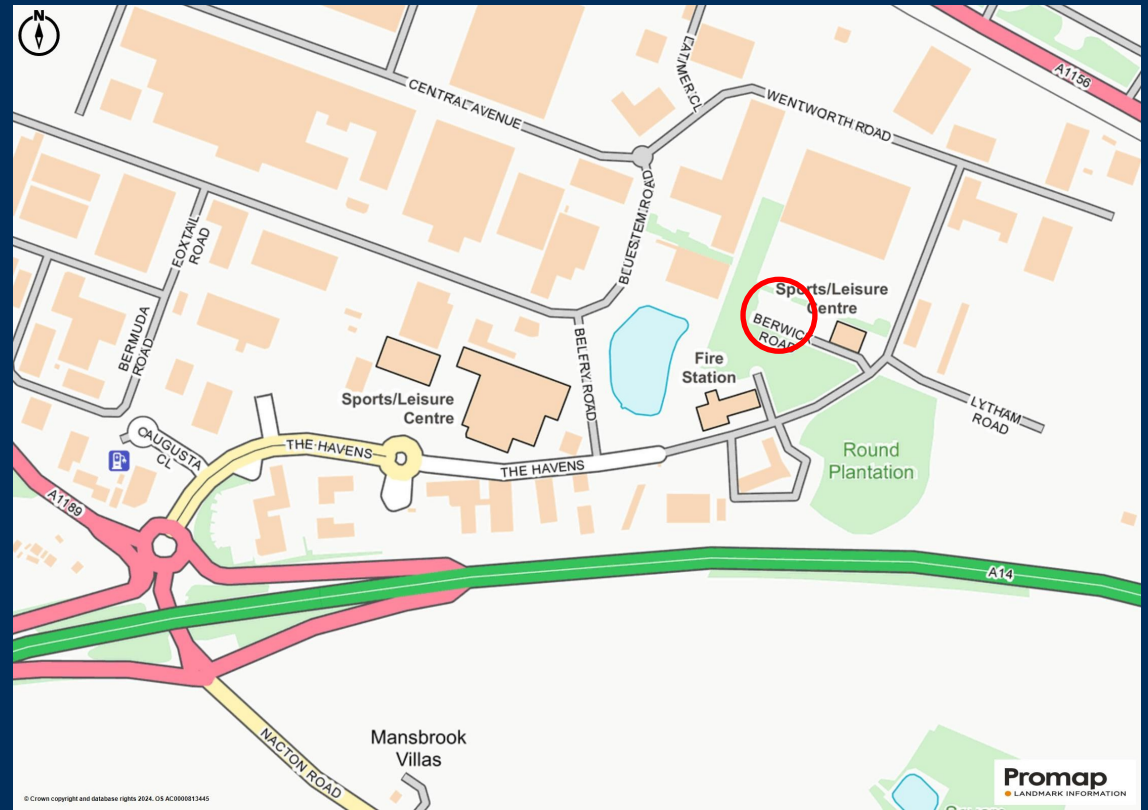
IP1 1BA

Contact:

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Particulars created August 2025

