

UNITS FOR SALE/TO LET

A development of new Warehouse/Industrial units

2,052 - 27,383 sq ft

www.cranesbusinesscentre.co.uk



CRANES
BUSINESS CENTRE

HUTCHISON PORTS
PORT OF FELIXSTOWE

A14

J57

A14

Planning
submitted

RANSOMES
EUROPARK

A1189

wren
KITCHENS & BEDROOMS

B&Q

BURGER KING

NetWest

dfs

FURNITURE
Village

Tapi
carpets

Oak
furnitureland

JAGUAR LAND ROVER

b.m.

SPORTS
DIRECT

halfords

EURO RETAIL
PARK

COŠTA

Nando's

BURGER KING

NetWest

A1189

dfs

FURNITURE
Village

Tapi
carpets

Oak
furnitureland

JAGUAR LAND ROVER

John Lewis
Waitrose

FUTURA
PARK

JAMES BENNETT AVE

COŠTA

Audi

VOLVO

Pendragon | PLC

Mazda

CRANE BOULEVARD

LOK n
STORE

UNDER CONSTRUCTION



CRANES
BUSINESS CENTRE



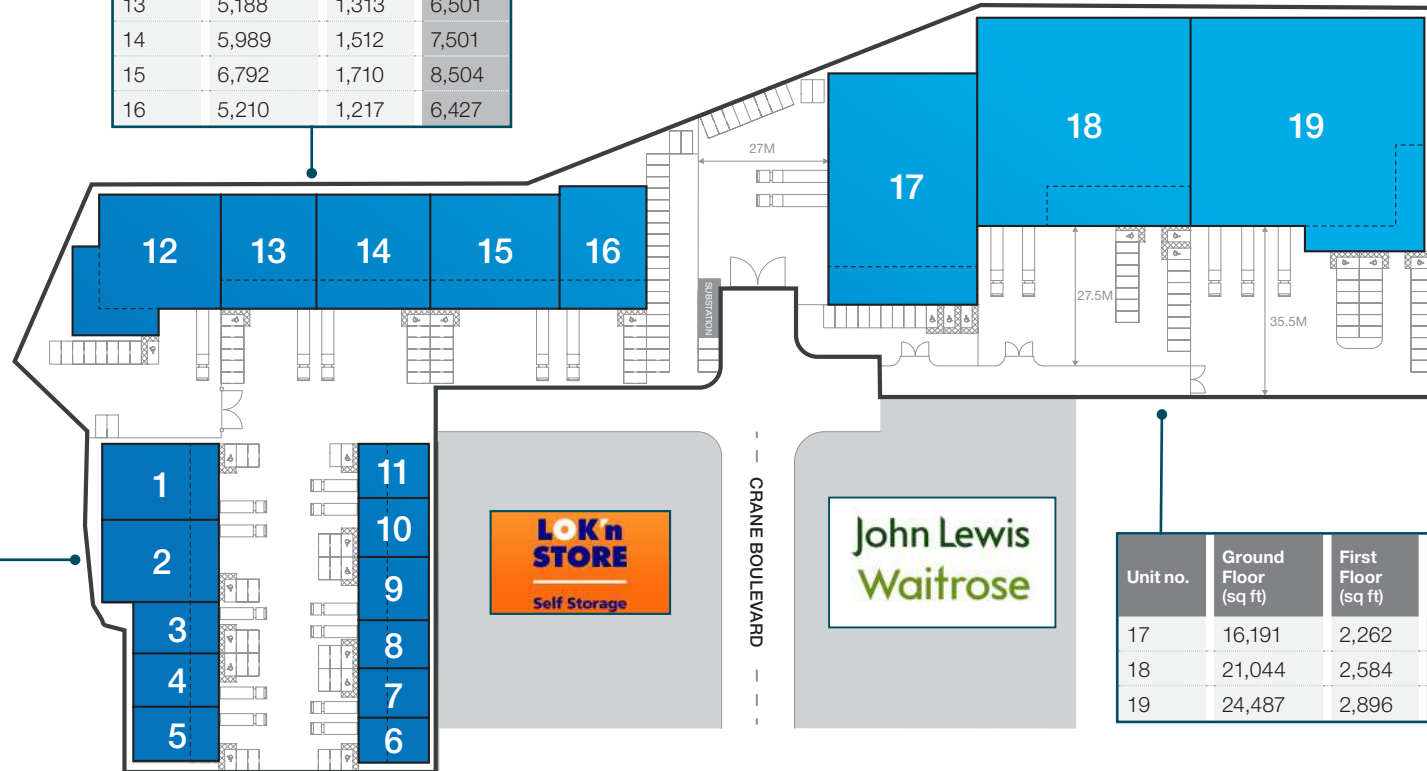
Computer Generated Images of Cranes Business Centre.



**Cranes Business Centre
forms part of Ipswich's
largest industrial area and
is located two miles south
of Ipswich town centre.**



Unit no.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
12	8,363	1,981	10,344
13	5,188	1,313	6,501
14	5,989	1,512	7,501
15	6,792	1,710	8,504
16	5,210	1,217	6,427



Unit no.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
1	4,058	1,012	5,070
2	4,490	1,122	5,612
3	2,034	696	2,730
4	2,134	723	2,857
5	2,230	755	2,985
6	1,452	600	2,052
7	1,604	669	2,273
8	1,561	646	2,207
9	2,060	853	2,913
10	1,916	798	2,714
11	1,763	730	2,493

Unit no.	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
17	16,191	2,262	18,453
18	21,044	2,584	23,628
19	24,487	2,896	27,383

GENERAL SPECIFICATION

- First floor mezzanine - can be fitted as offices or used as storage
- Full height loading doors
- Clear internal heights from 6.3 - 8.5 m
- 37.5kN per sq m floor loading
- 15% warehouse roof lights
- Ability to combine units
- Generous yard and parking provisions
- Private yards to units 12, 17, 18 & 19

GREEN CREDENTIALS



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.

The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives will 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

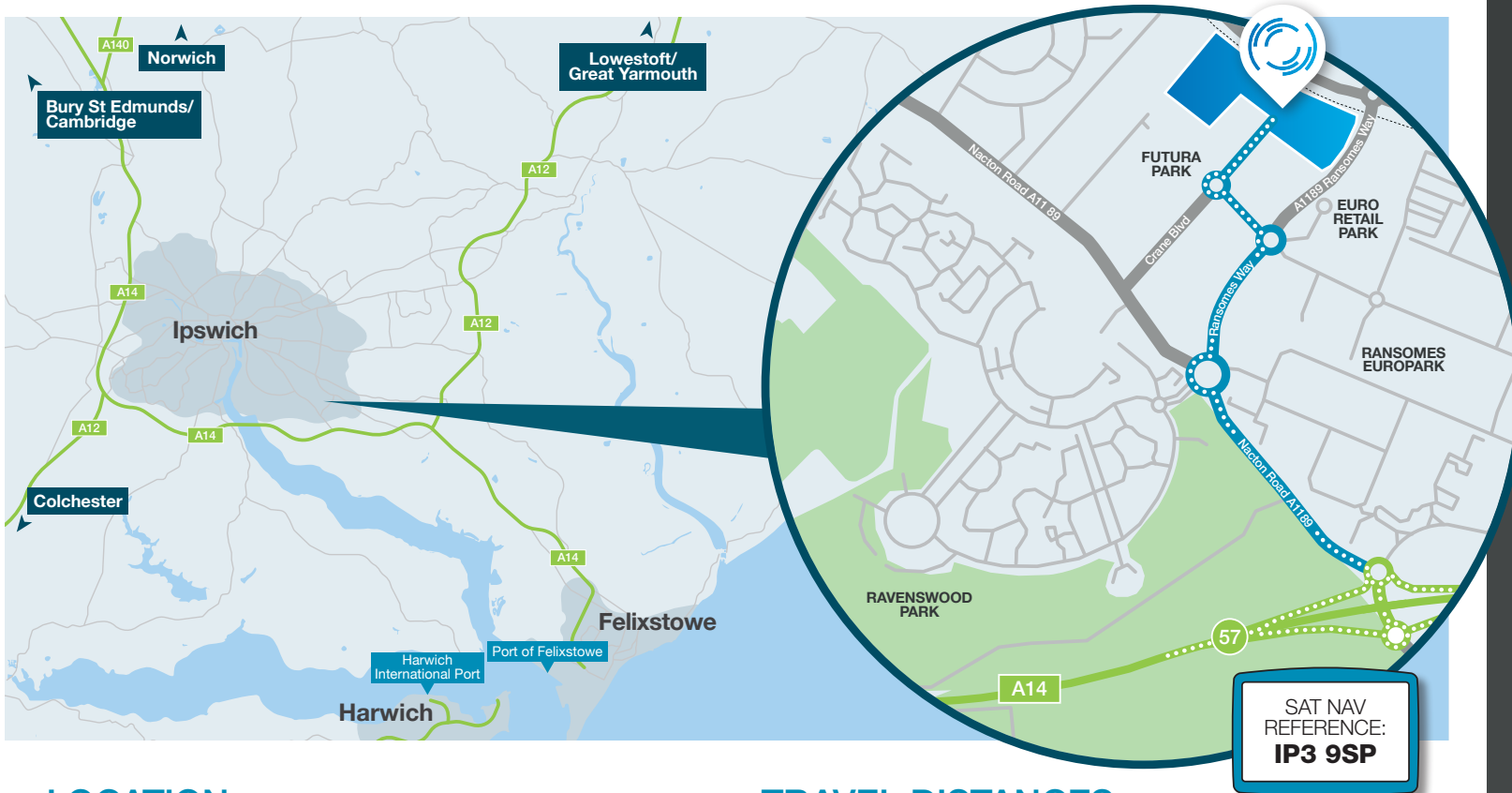
PLANNING USE

B1 (c), B2 and B8 uses subject to planning.

TERMS

Available on either a Freehold or Leasehold basis.

*Areas are approximate on a GEA basis.



More information available through the joint selling agents:

Coke Gearing
consulting
Chartered Surveyors

01279 758758

www.cokegearing.co.uk

Richard Coke

richard@cokegearing.co.uk
07702 908 156

Adam Tindall

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07776 211 722

GVA

020 7236 6363
gva.co.uk/14049

John Barker

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07810 527 703

Leigh Robinson

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07717 868 150

Another development by:

Chancerygate

George Dickens

gddickens@chancerygate.com
020 7657 1853

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. December 2018.

LOCATION

Cranes Business Centre is located to the south-east of Ipswich town centre with easy access to Junction 57 of the A14. The scheme is part of Futura Park, Ipswich's flagship out of town business location.

Occupiers include John Lewis/ Waitrose, Costa, Audi, Jaguar Land Rover, Lok' n Store, NatWest, Nando's and Burger King providing excellent amenity.

Cranes Business Centre will sit within an area recognised as the premier employment location in Ipswich, offering a broad range of business opportunities.

www.cranesbusinesscentre.co.uk

TRAVEL DISTANCES



BY ROAD:

J57 A14	3 mins	0.8 miles
Ipswich town centre	12 mins	2.8 miles
Colchester	20 mins	16.5 miles
Bury St Edmunds	33 mins	32 miles
Chelmsford	48 mins	38.5 miles



BY RAIL:

Norwich	42 mins
London Liverpool Street	1 hr 10 mins
Cambridge	1 hour 19 mins



AIRPORTS:

London Stansted	1 hr 13 mins	55 miles
Norwich Airport	1 hr 27 mins	53.5 miles



PORTS:

Felixstowe Port	15 mins	10 miles
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