



THE WINERACK

THE WINERACK, KEY STREET, IPSWICH, SUFFOLK IP4 1FZ



CA. 12,000 SQUARE FEET (1,115 SQUARE METRES) OF PROMINENT RETAIL / LEISURE / OFFICE SPACE, AT THE HEART OF IPSWICH'S VIBRANT WATERFRONT

Three versatile commercial units – ranging from 2,345 to 4,995 sq ft (from 218 to 464 sq m)

Available as shell specification, tenant to fit out

Rents starting from ca. £10 per square foot

Ample car parking available

For immediate occupation

Close proximity to the University of Suffolk, The Hold Heritage Centre, Pizza Express, The Salthouse Harbour Hotel, Isaacs on the Quay, Briarbank, The Waterfront Bar & Bistro and DanceEast, amongst others.

COMING SOON: BrewDog and The Gecko Creation Space!





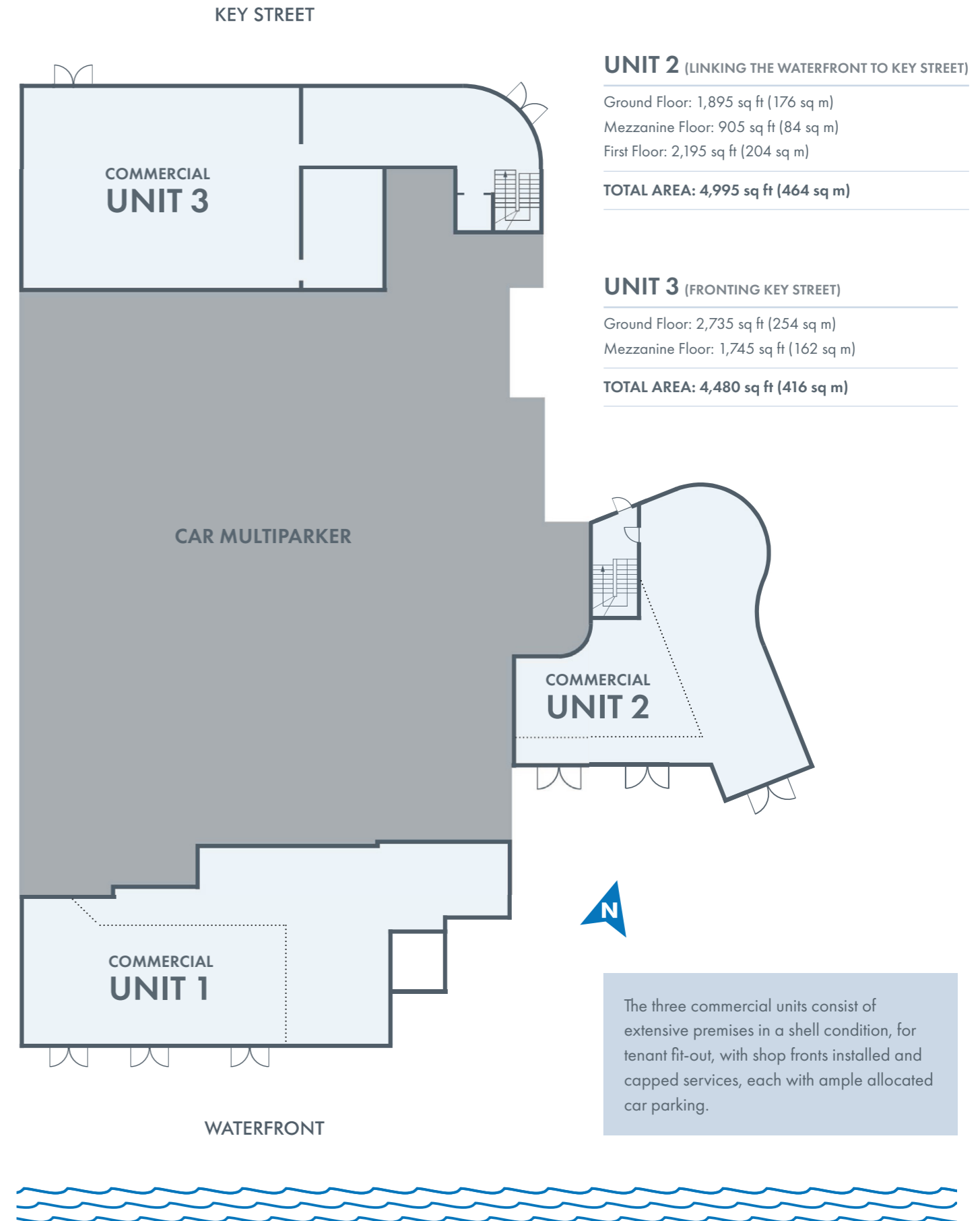
WHY THE WINERACK?

The Winerack development is ideally situated on the Ipswich Waterfront, with the Marina being one of the leading tourist and leisure destinations on the East coast.

With stunning views of the River Orwell, and boasting a proud maritime heritage, Ipswich Waterfront is a hive of activity throughout the year, with major commercial occupiers including Pizza Express, The Salhouse Harbour Hotel, Isaacs on the Quay, Briarbank, The Waterfront Bar & Bistro and DanceEast, amongst others...with BrewDog and The Gecko Creation Space coming soon!



ACCOMMODATION (ALL NET INTERNAL AREAS ARE APPROXIMATE)



UNIT 1 (FRONTING THE WATERFRONT)

Ground Floor: 1,020 sq ft (95 sq m)
Mezzanine Floor: 1,325 sq ft (123 sq m)

TOTAL AREA: 2,345 sq ft (218 sq m)

UNIT 2 (LINKING THE WATERFRONT TO KEY STREET)

Ground Floor: 1,895 sq ft (176 sq m)
Mezzanine Floor: 905 sq ft (84 sq m)
First Floor: 2,195 sq ft (204 sq m)

TOTAL AREA: 4,995 sq ft (464 sq m)

UNIT 3 (FRONTING KEY STREET)

Ground Floor: 2,735 sq ft (254 sq m)
Mezzanine Floor: 1,745 sq ft (162 sq m)

TOTAL AREA: 4,480 sq ft (416 sq m)

ENERGY PERFORMANCE CERTIFICATE

The commercial units will require EPCs.

BUSINESS RATES

To be advised. We would recommend that all interested parties contact Ipswich Borough Council on **01473 432000**.

LEGAL FEES

Each party to bear responsibility for their own legal costs incurred in any transaction.

TERMS & TENURE

LEASEHOLD: A new lease drawn on Full Repairing and Insuring basis, subject to a service charge for the minimum term of 10 years, incorporating upward-only rent reviews.

LONG LEASEHOLD: A new 150-year lease at a peppercorn rent, without review.

SERVICE CHARGE

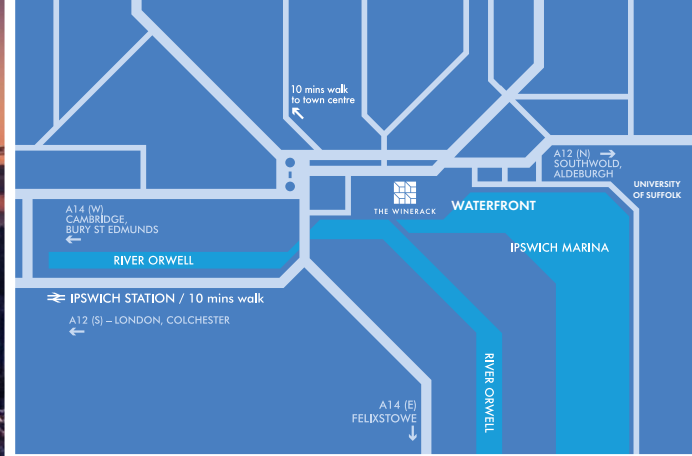
The properties are subject to a service charge to cover the landlord's costs of maintaining the common parts and structure. Further details available upon request.

PLANNING

The units are under Class E, covering Retail (formerly Class A1), Financial Services (formerly Class A2), Restaurant and Cafés (formerly Class A3), Drinking Establishments (formerly Class A4), Hot Food Takeaways (formerly Class A5), Offices (formerly Class B1(a)), Non-residential Institutions (formerly Class D1), and Assembly and Leisure (formerly Class D2).

We would recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

The three commercial units consist of extensive premises in a shell condition, for tenant fit-out, with shop fronts installed and capped services, each with ample allocated car parking.



WHY IPSWICH?

Ipswich is the largest town and the administrative centre for Suffolk, with a catchment population of ca. 150,000 and a larger zone population of ca. 350,000.

Ipswich – Suffolk’s County town – is located 16 miles north east of Colchester, in Essex; 28 miles south east of Bury St Edmunds; 46 miles south of Norwich, in Norfolk; and 82 miles north east of London.

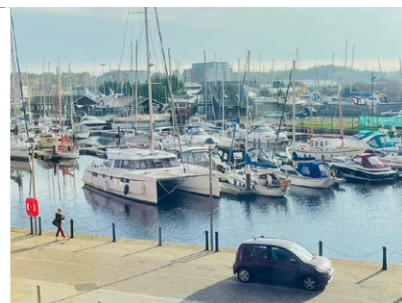
Ipswich is the seventh fastest growing town in the UK, and is home to a number of international companies and public sector employers, including **AXA**, **Willis Towers Watson**, **Ipswich Borough Council**, **Suffolk County Council** and **Suffolk Constabulary**.

The main high street offers a range of big names, with **Marks & Spencer**, **Primark**, **Pandora**, **Hotel Chocolat** and **The Body Shop** amongst

them, along with a number of local independent retailers.

A £25-million windfall for Ipswich from the Government’s Town Deals Fund will have a ‘transformative effect’ on the town’s regeneration. Major work will be carried out to improve infrastructure, amenities and access in the town centre and Waterfront areas over the next few years.

Ipswich boasts its own independent university, the **University of Suffolk**, which is the county’s leading higher education provider. Set on Ipswich’s attractive Waterfront, its ca. 8,000 students play an important part in the culture and vibrancy of the town, as well as being a significant contributor to its economic prosperity. *The Guardian* named the University of Suffolk as the UK’s 67th best university in 2021.



TO VIEW OR FOR FURTHER INFORMATION, PLEASE CONTACT:



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Subject to contract