

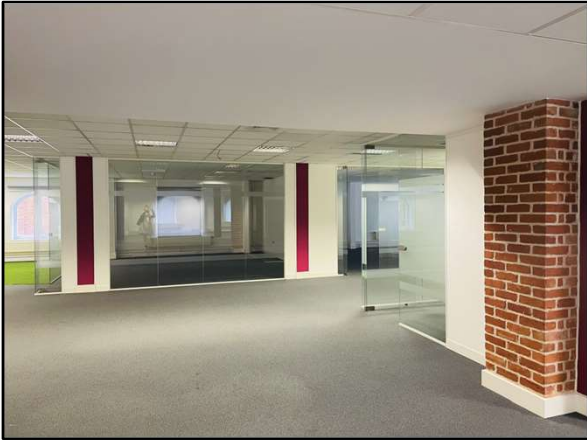
TO LET: Flexible central office accommodation



'Malt Works', Felaw Maltings, 44 Felaw Street, Ipswich, Suffolk IP2 8SJ

Office suites to let from approx. 380 to 2,829 sq m / 4,089 to 30,454 sq ft

- **Modern, high-quality office accommodation, currently being refurbished to CAT A standard**
- **In a prime waterside location**
- **At the heart of Ipswich's central business district, just a short walk to the town centre and rail station**
- **Reception area currently undergoing extensive refurbishment**
- **Suitable for both start-up and growing businesses**
- **24-hour, controlled access, security system**
- **Ample parking**
- **High-speed WiFi**



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

Historic 'Malt Works', the former Felaw Maltings, is located in Ipswich's growing business district and is only a three-minute walk from the town centre. Occupying a prime waterside location, it is just a short walk from the rail station, and is close to the regenerated Waterfront area, where the University of Suffolk is located.

The property is situated between the River Orwell and the A137 which links to the A14 dual carriageway. There are good road links to the M25, Midlands and London via the A12 and A14.

Current occupiers include KCOM, Countrywide Accident Assistance and Suffolk Chamber of Commerce.

Description

Grade II Listed Malt Works comprises a substantial construction of thick brick walls, concrete floors and cast iron columns, which hark back to the building's industrial past as a busy maltings.

Malt Works offers a range of modern, flexible open-plan office accommodation for all sizes of business, providing 24-hour controlled access, raised floors, high-speed WiFi and recessed lighting, as well as ample parking on site.

The reception area and offices suites are currently undergoing an extensive refurbishment

Planning

The property currently has E class office use consent. All interested parties should contact Ipswich Borough Council on 01473 433200.

Legal costs

Each party to bear responsibility for their own legal costs.

Business rates

All interested parties should contact Ipswich Borough Council on 01473 433851.



Accommodation (all areas are approximate)

Area	Floor	Total Area
North Kiln	Ground Floor	413 sq m / 4,444 sq ft
North Malting	Ground Floor	514 sq m / 5,537 sq ft
	First Floor	585 sq m / 6,295 sq ft
South Kiln	Ground Floor	435 sq m / 4,677 sq ft
	Second Floor	503 sq m / 5,412 sq ft
	Third Floor	380 sq m / 4,089 sq ft
TOTAL		2,829 sq m / 30,454 sq ft



Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation / condition including IT and telecommunications links. Service charge to be confirmed.

Terms & Tenure

Office accommodation to rent from 380 – 2,829 sq m / 4,089 – 30,454 sq ft. Lease term to be agreed.

VAT

VAT status to be confirmed.

Energy Performance Certificate

Rating D91, certificate 9708-3080-0718-0290-9995, valid until 20th October 2029.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

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