

Offices

TO LET: Refurbished open plan offices, with panoramic views across Ipswich town centre, with parking



St Clare House, Ipswich, Suffolk IP1 1LX

Total Area Approx 7,606 sq m (81,874 sq ft)

Available offices approx. 19 – 186 sq m (200 – 2,000 sq ft)

- **11-storey office block in attractive central Ipswich location**
- **Reception under refurbishment, 8th and 9th Floors available to let**
- **Generous on-site car parking**
- **To let on new flexible lease terms, commencing rental from £11.50 per sq ft, Service Charge cap of £5.50 per sq ft + annual CPI-linked uplifts, plus VAT**
- **Incentives available**
- **Fully serviced / furnished options available**
- **Would suit alternative uses, STPP**

Accommodation

Offering a selection of private offices available for any size, from 1 desk to 100.

All with large windows and amazing views across Ipswich.

Also, the top floor has been refurbished to provide a breakout roof / sunroom area for tenants to use.

Basement Storage	5.8 sq m	62 sq ft
Ground Floor Reception	93 sq m	1,001 sq ft
Upper Ground Store	358.7 sq m	3,861 sq ft
Eighth Floor Office	14 – 232 sq m	150 – 2,500 sq ft
Ninth Floor Office	649.9 sq m	6,995 sq ft

Further floors are available, subject to refurbishment – up to approx. 7,432 sq m (80,000 sq ft)



VAT

VAT is applicable.

Services

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 tenant to satisfy themselves as to their operation/condition including any IT and telecommunications links.

Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 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 (15 miles to the east) to the East Midlands.

Situation

The property is situated on the south-eastern side of Princes Street to the south west of Ipswich town centre. Vehicular access is from Chalon Street, off Princes Street, with pedestrian access via Princes Street. The main shopping area is approximately 5 minutes' walk away, with Princes Street leading to the town's main high street, Tavern Street, Buttermarket and Westgate Street.

In terms of transport connections, Ipswich Bus Station is located approx. 450m to the north east and the Rail Station is 540m to the south west. There are mainline services to London Liverpool Street and to Norwich mainline services or for services to Cambridge and Peterborough. The fastest approximate journey time from Ipswich to London is approx. 1 hour 15 minutes.

Description

The property comprises an eleven-storey office block with panoramic views across Ipswich town centre and 32 car parking spaces to the rear. Within the building, the upper floors are laid out to a consistent plan and comprises open plan office suites, with male and female WCs situated on each floor level opposite the stairwell and elevators. The upper floors are accessed via two escalators at street level which lead to the First Floor offices and to the three 18-person passenger lifts.

Internal finishes generally comprise suspended ceilings, recessed lighting, perimeter trunking, painted and plastered walls, carpeting, and central heating. A single disabled WC is provided at upper ground level.

A small car park is provided to the front of the property, as well as beneath the building, which also provides access to a neighbouring property. The reception is undergoing refurbishment. The 8th and 9th Floors have been refurbished and are available for occupation. The other floors are still to be refurbished.

Planning

The property has consent for Class E use. All interested parties should contact Ipswich Borough Council on 01473 433200.

Energy Performance Certificate

A full copy of the EPC is available upon request, ref: 0950-1958-0174-4490-5060, rating B44, valid until June 2024.

Legal Costs

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

Business Rates

Further information upon request. All interested parties should contact Ipswich Borough Council on 001473 433851.

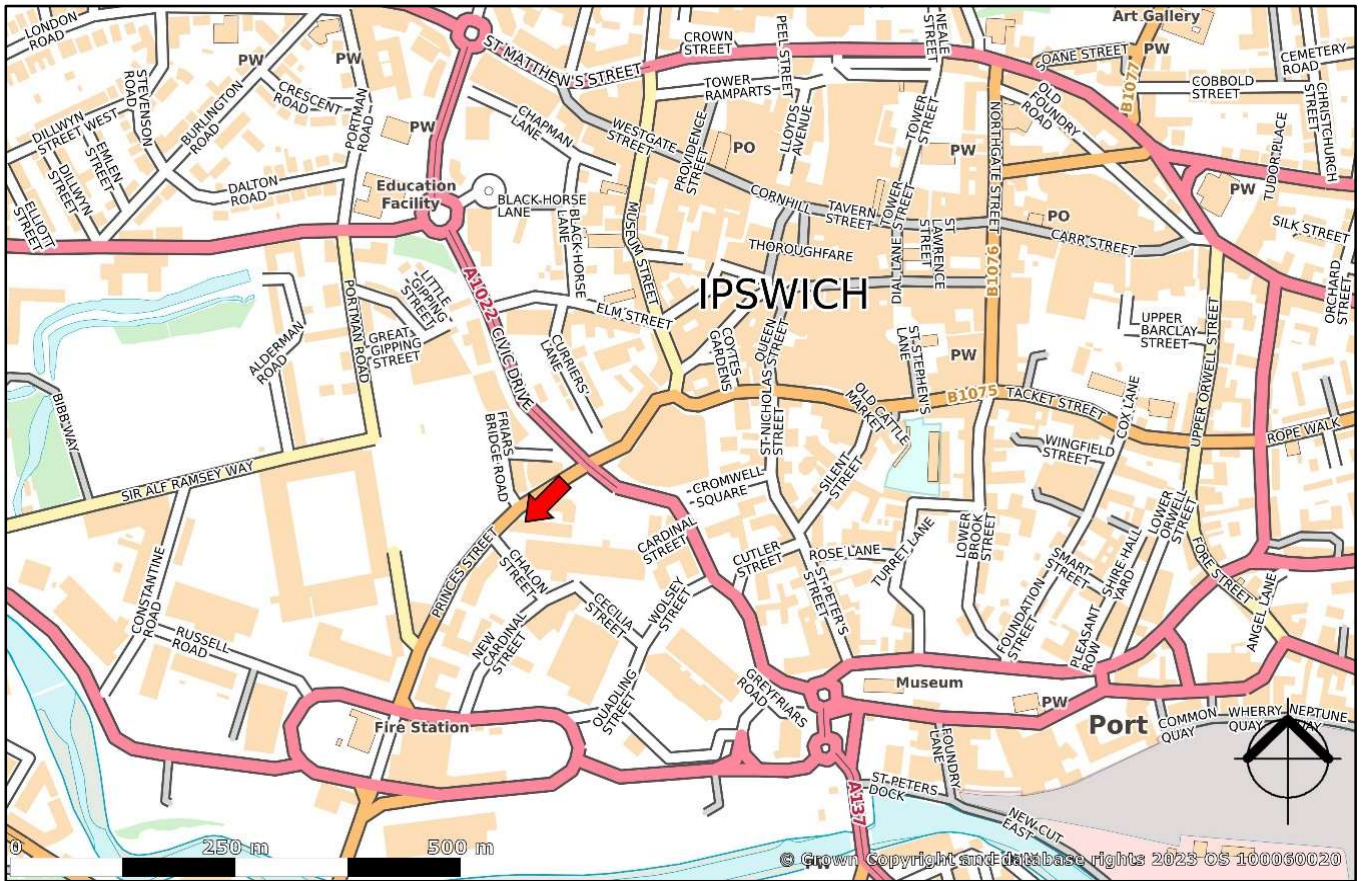
Terms & Tenure

The offices are available to let on new flexible internal repairing and insuring lease terms, for a term of years to be agreed. Commencing rental from £11.50 per sq ft, Service Charge cap of £5.50 per sq ft + annual CPI-linked uplifts. Plus VAT.

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Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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