

TO LET: Offices to Let in central Ipswich



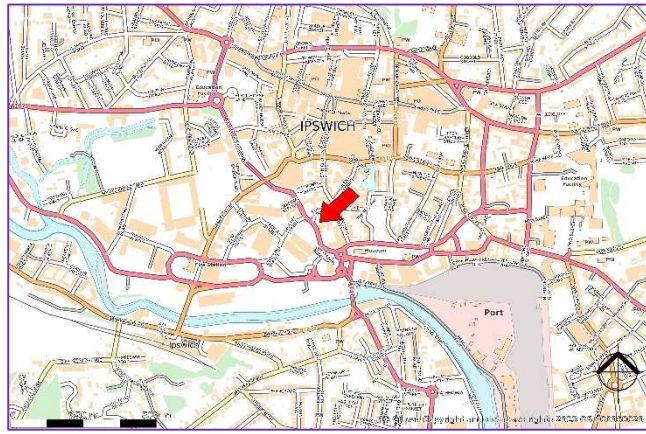
First & Second (part) Floor, St Vincent House, Cutler Street,
Ipswich, Suffolk, IP1 1UQ

Approx. 1,300 sq m (14,000 sq ft)

- Prominent location with parking a five-minute walk from train station
- Newly refurbished common areas with a double height reception
- Reception area, kitchens, WCs, and large open plan options
- Available on flexible terms with immediate occupation
- Options include fully furnished, fully refurbished, facilities management
- Rent per annum inclusive, plus VAT available on application
- Occupiers including Pretty's Solicitors, Cory Brothers Shipping, McTear Williams and Wood. Former Department for Work and Pensions space.



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MOST ACTIVE AGENT
SUFFOLK



Location

Ipswich is the county town of Suffolk, England, with a population of approx. 140,000 people, with a larger metropolitan area population of approximately 180,000 people. Ipswich has a strong and diverse economy, with a mix of small and large businesses across various sectors. Major industries include insurance and financial services, legal services, public sector organizations, leisure, and retail. The town also has a thriving tech industry, with several companies specializing in software development, IT services, and digital marketing.

Some of the major Town Centre based employers include Willis Towers Watson, AXA Insurance, Direct Line Group, LV, Associated British Ports, HMRC, Babergh, Ipswich, and Mid-Suffolk District Council, and Suffolk County Council. The University of Suffolk is also expanding and providing further benefit to the Town, including plans to open a state-of-the-art NHS dentistry school on the waterfront.

Situation

Cutler Street is located in the heart of Ipswich mere metres from the Princes Street corridor. It is set back from the historic 'Saints' area of Ipswich that includes St Nicholas Street and St Peters Street. There is access on to Grey Friars Road, which links directly to the Waterfront one-way system, or egress via Friars Street/Princes Street. Cutler Street is a prime location in Ipswich for office space, with convenient walking distances to the town centre, train station and waterfront.

The waterfront and town amenities are minutes away, providing a range of food and drink options for office workers during lunch breaks or after work. The area benefits from easy access for vehicles and nearby car parking, making it an ideal location for commuters. Cutler Street offers an attractive location for businesses looking for convenient access to transport links and local amenities. The position also features within Ipswich Central's vision of a 15-minute connected town.

Description

First and part of the second floor of a 58,000 sq ft office building that has undergone significant refurbishment and rebranding. Other occupiers within the offices are Cory Brothers Shipping, Prettys Solicitors, McTear, Williams & Wood, and Morgan Sindall. The offices are recently refurbished, however alterations can be made and provide WC and kitchen facilities to both areas. The offices are served by three lifts accessed via the double height atrium reception.

Planning

We understand the property to benefit from Class E use. All interested parties should contact Ipswich Borough Council on: 01473 433200.

VAT

We understand that the property is elected for VAT, therefore any rents, service charge, and costs/fees will attract VAT at the prevailing rate.

Business Rates

We understand the business rates to be included within the management agreement

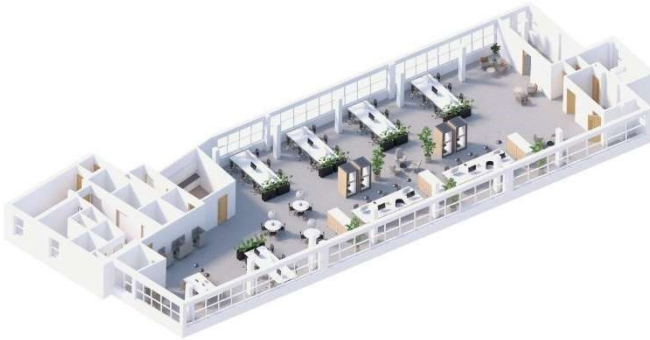
Services & Utilities

We understand that mains electricity, communications, water, and drainage are connected to the property. The utilities would be covered by the management agreement.

Terms & Tenure

The premises are available to let on a fully managed basis. Prospective Tenants would be able to take occupation with minimal lead time and pay fees inclusive of rent, business rates, service charges, insurance, facilities management/repair, contract cleaning, bespoke refurbishment/redecoration/branding, IT infrastructure, and furniture.

Further details available upon request.



Accommodation (all areas are approximate)

First Floor	882.5 sq m	9,500 sq ft
Second (part)	418 sq m	4,500 sq ft
Total	1,300 sq m	14,000 sq ft

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by prior appointment, please contact us on:

robin@penncommercial.co.uk

07775 588223

01473 211933



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