

**Class E (Including convenience store)**

**TO LET: New Build commercial units in prominent location**



**Commercial Premises, Grafton Way, Ipswich, IP1 1AX**

**Approx. 344.7 sq m (3,710 sq ft)**

- Planning approved for two units of approx. 173 sq m (1,862 sq ft) each
- Amalgamation of the two units to 3,710 sq ft subject to planning permission
- Available as a pre-let or freehold sale
- Modern design incorporating curved elevations, glazed frontage and sloped roof
- High passing pedestrian traffic through from main residential area to train station
- To be constructed, estimated date of completion Spring 2025
- Roadside frontage on major junction
- Parking and loading area to the rear of the building

## Location

Ipswich is the county town of Suffolk, England, with a population of approx. 140,000 people. The town has a strong and diverse economy, with major sectors including finance and insurance, public administration, and health and social work. The town also has a growing technology sector, with various tech firms and start-ups setting up offices in the town. Ipswich is also known for its cultural heritage, with a large number of historically significant buildings, museums, churches, and former industrial buildings that have since been converted to modern apartment blocks. The University of Suffolk is expanding and providing further benefit to the Town.

## Situation

Grafton Way is a new development of 173 homes in the centre of Ipswich. The commercial units are sited to the eastern boundary, closest to the redeveloped Ipswich Waterfront. Grafton Way meets Bridge Street and Star Lane on the double roundabouts where Ipswich's main one way system begins and ends. The site benefits from being a five minute walk from the main business district, the football stadium, the town centre, and the waterfront.

Ipswich Borough Council plans to redevelop the former R&W Paul silo that sits opposite the commercial units of Grafton Way, to include public uses with leisure facilities that will offer views across the Waterfront and an external climbing wall. Full plans are still being formed.

Cardinal Park is situated opposite the Grafton Way development and offers a range of leisure and entertainment options, including a Cineworld cinema, a gym, restaurants, cafes, and other retail outlets. The complex has large open-plan voids that may be filled with additional leisure operators and is home to well-known brands such as Subway and McDonald's. Ipswich Town Football Club has their stadium approx. a five minute walk from the site.

## Description

The commercial units are of modern, steel portal frame construction and will include features such as sloped roofs, glazed frontages, curved elevations, living roof, and parking for approximately 16 cars. The properties will be finished to shell specification with services installed and have the potential for a mezzanine floor to be built across part of the floor plate.

## Planning

We understand the property to benefit from Class E use. All interested parties should contact Ipswich Borough Council on 01473 432019. The planning consent specifies two units however, this could be explored should a Tenant wish to take both.

## 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.

## Services & Utilities

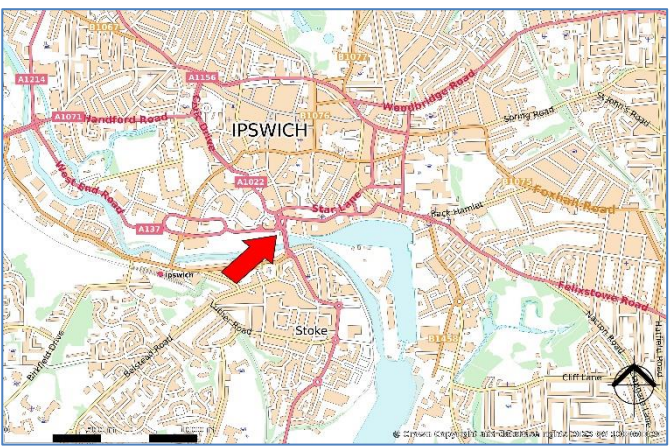
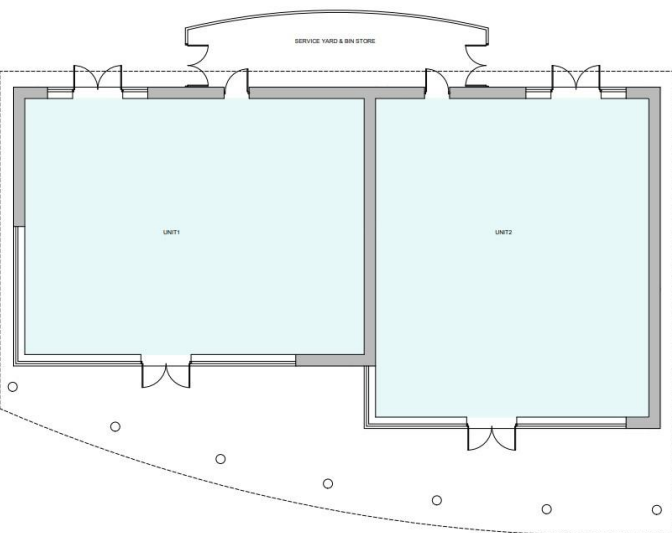
We understand that mains electricity and water will be connected to the property. Tenant will be responsible for all utilities.

## Terms & Tenure

The premises are available on a pre-let basis, for a term of years to be agreed, at a rental of £25 per sq ft. A freehold sale of the constructed building may be considered, further details are available upon request.

There may be a Service Charge to contribute towards the maintenance of the site, road access, and privately managed services. Buildings insurance will be recharged separately.

Further details available upon request.



## Accommodation (all areas are approximate)

Unit 1	171.7 sq m	1,848 sq ft
Unit 2	173 sq m	1,862 sq ft
<b>Combined</b>	<b>344.7 sq m</b>	<b>3,710 sq ft</b>

## Legal Costs

Each party to be responsible for their own legal costs.

## Business Rates

The property will be rated upon completion

## Viewing

Strictly by prior appointment, please contact us on:

[robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

07775 588223

**01473 211933**



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

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