

To Let: Attractive Waterfront Office Building, Close To Town Centre Amenities



Waterfront House, Wherry Quay, Ipswich, Suffolk IP4 1AS

Approx. 1,956.45 sq m / 21,061.00 sq ft

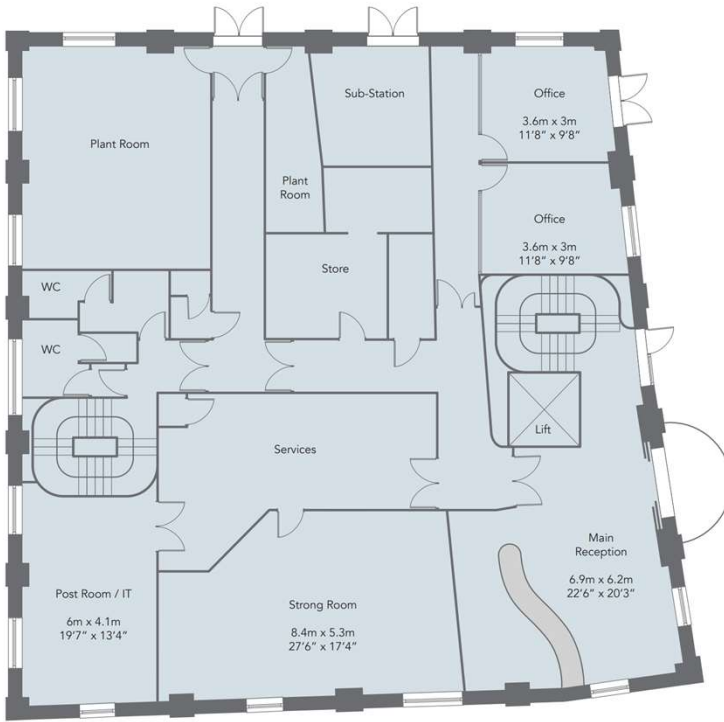
- **Statement headquarters building**
- **In a prominent position along Ipswich's popular Waterfront**
- **Self-contained Ground, First, Second, Third, Fourth and Fifth Floor offices, with a Board Room / Presentation Suite on the Sixth Floor**
- **Up to 30 car parking spaces available nearby – by separate negotiation**



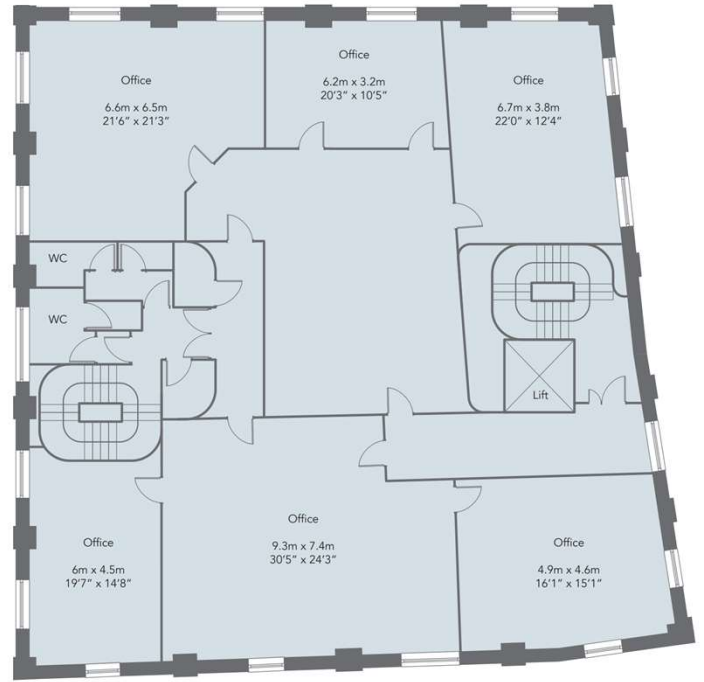
2021 WINNER
MOST ACTIVE AGENT
SUFFOLK



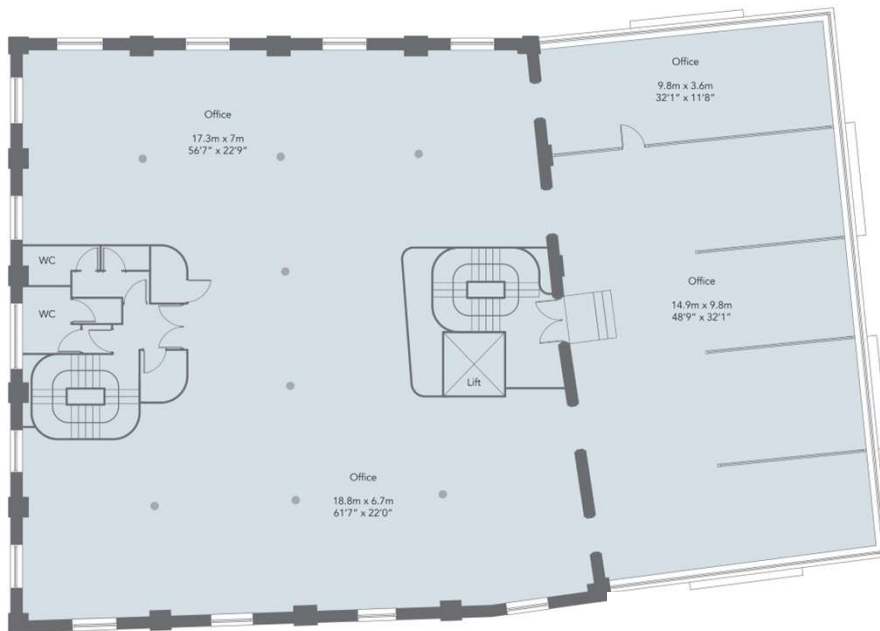
Floor Plans



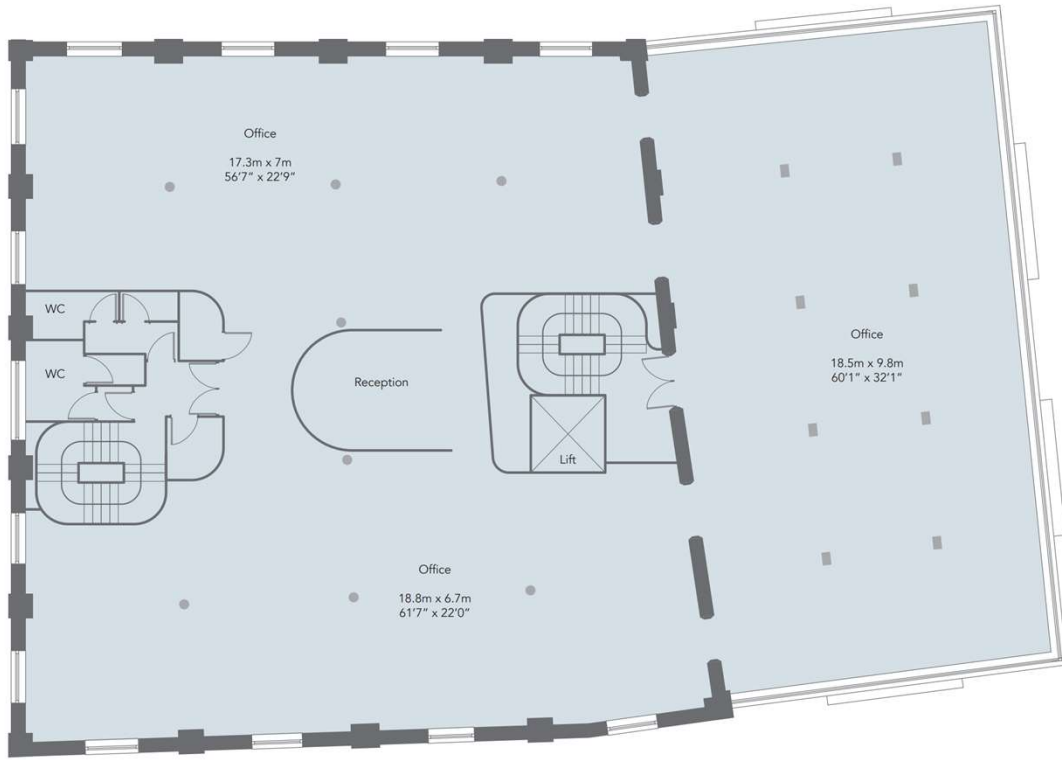
GROUND FLOOR



FIRST FLOOR



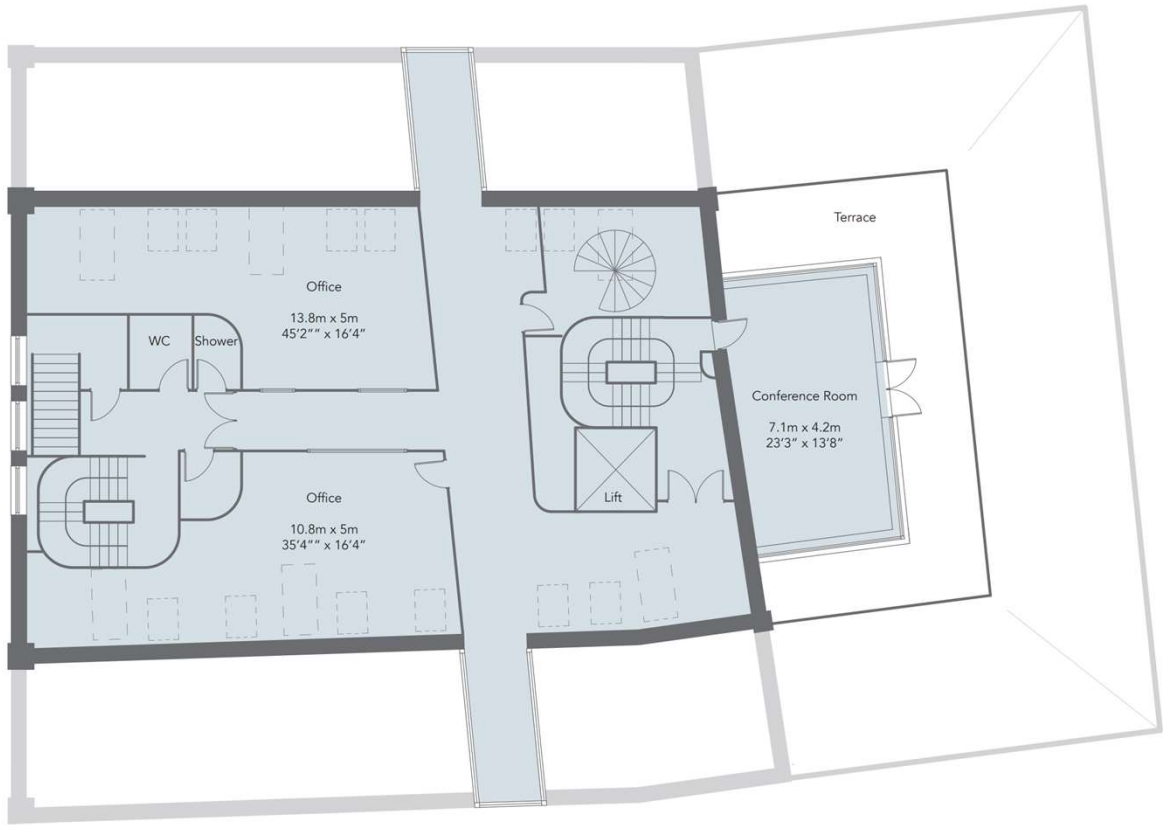
SECOND FLOOR



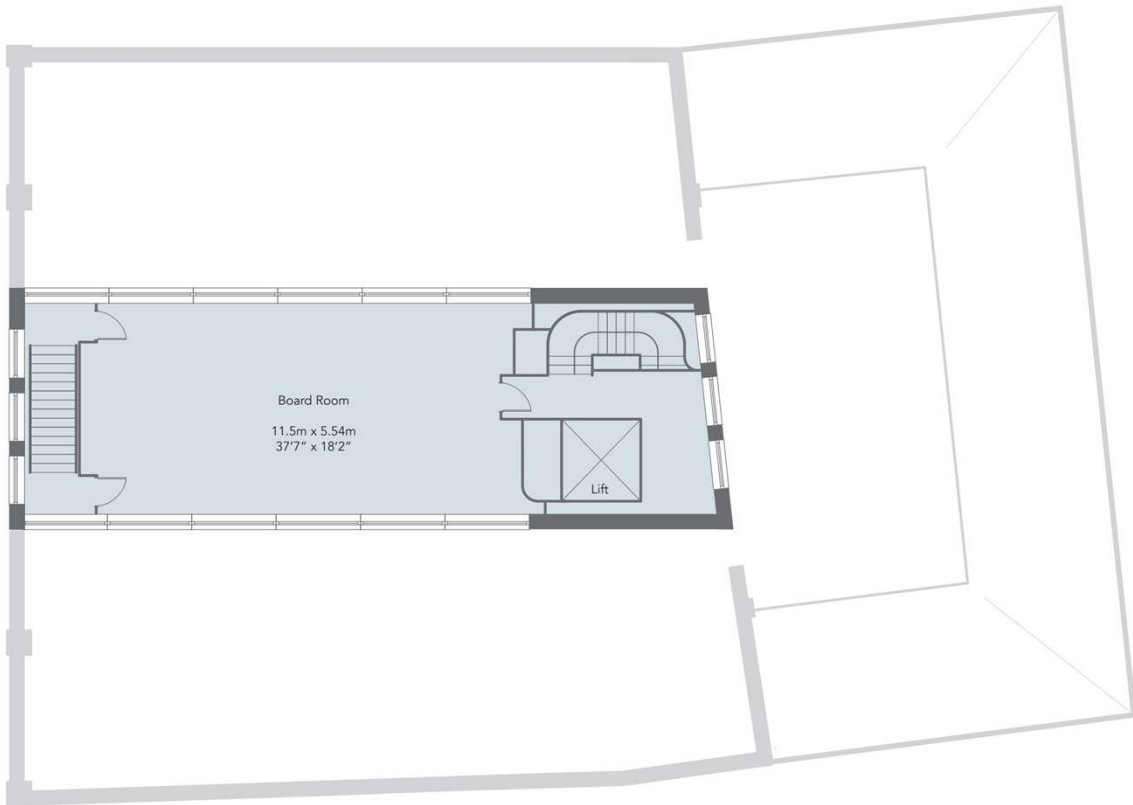
THIRD FLOOR



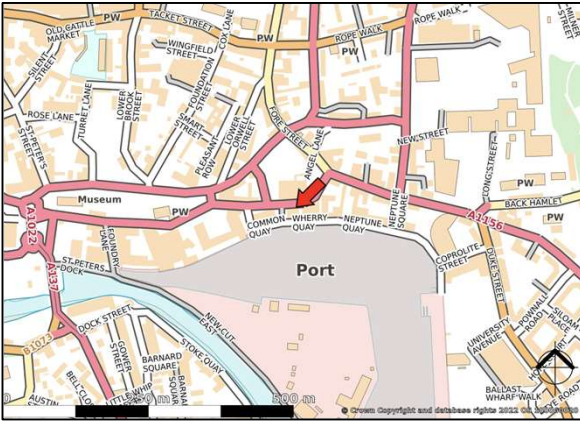
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



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

This property is situated on Wherry Quay, near Key Street, at the heart of Ipswich's thriving Waterfront leisure area. Nearby occupiers include the University of Suffolk, Isaacs on the Quay, The Salthouse Hotel, Briarbank, Paddy & Scotts and the Port Authority. All the town's main amenities are within easy walking distance.

Description

The property is a statement headquarters office building, believed to be of late C18/early C19 construction. The property comprises self-contained Ground, First, Second, Third, Fourth and Fifth Floor offices, with a Board Room / Presentation Suite on the Sixth floor. There are kitchen and WC facilities on each floor, except the First and Sixth. There are up to 30 car parking spaces available nearby – by separate negotiation.

Planning

Use Class E. All interested parties should contact Ipswich Borough Council on 01473 433200.

Legal Costs

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

Business Rates

Ground Floor & 1st Floor: Rateable Value £34,750.
 2nd Floor: Rateable Value £35,000.
 3rd-6th Floors: Rateable Value £81,000.

We understand eligible businesses may achieve small business rates relief. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The premises are available on a new lease, for a term of years to be agreed, terms upon application.

VAT

VAT status to be confirmed.

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 interested party to satisfy themselves as to their operation / condition including IT and telecommunications links.

Service charge to be confirmed.

Accommodation (all areas are approximate):

Reception	45.70 sq m	493.00 sq ft
Ground Floor	127.95 sq m	1,377.00 sq ft
1st Floor	287.17 sq m	3,091.00 sq ft
2nd Floor	451.29 sq m	4,858.00 sq ft
3rd Floor	445.90 sq m	4,800.00 sq ft
4th Floor	406.10 sq m	4,371.00 sq ft
5th Floor	435.25 sq m	1,339.00 sq ft
6th Floor	52.37 sq m	564.00 sq ft
Storage	15.58 sq m	168.00 sq ft
Total Area	1,956.45 sq m	21,061.00 sq ft

Energy Performance Certificate

Rated 74C, certificate 0140-0931-6769-8499-5096, valid until 13th December 2029.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

vanessa@penncommercial.co.uk
penncommercial.co.uk

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