

Office

To Let: Grade A, Grade II Listed, Character Offices with Parking



**Suite 8b, The Loft Floor, The Maltings, Princes Street,
Ipswich, Suffolk IP1 1SB**

Approx. 182.26 sq m / 1,962 sq ft

- **Town centre location 200 metres from Ipswich Train Station**
- **Self-contained office suite on one floor, 5 car parking spaces**
- **Full air conditioning/heating and cabling with floor boxes**
- **To let on new lease at a rental £37,200 per annum exclusive**



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK

Accommodation

Total Area	182.26 sq m	1,962 sq ft
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Planning

The property has consent for E(g)(i) office use. All interested parties should contact Ipswich Borough Council on 01473 433200.

Business Rates

Rateable Value £23,733. Small business rates relief may be applicable. All interested parties should contact Ipswich Borough Council on 01473 433851.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 00230-3961-0301-9500-5040, rating B50, valid until July 2029.

Legal Costs

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

VAT

VAT is payable on the asking rental.

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

The service charge for 2023/24 (1st Aug-31st July) is £2.30 per sq ft, so £4,513 payable.

The insurance for 2023/24 is £0.34 per sq ft, so £667.00 payable per annum.

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

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. The Ipswich Vision is actively promoting new links to the Waterfront and town centre, including:

- The Princes Street Office Corridor
- New 44,000 sq ft Birketts Solicitors Headquarters
- £3.5m development of the Cornhill town square
- Ipswich Waterfront Innovation Centre, linked with University
- 2,500 new homes planned for the central core
- 1 hour by train from London Liverpool Street

The Property

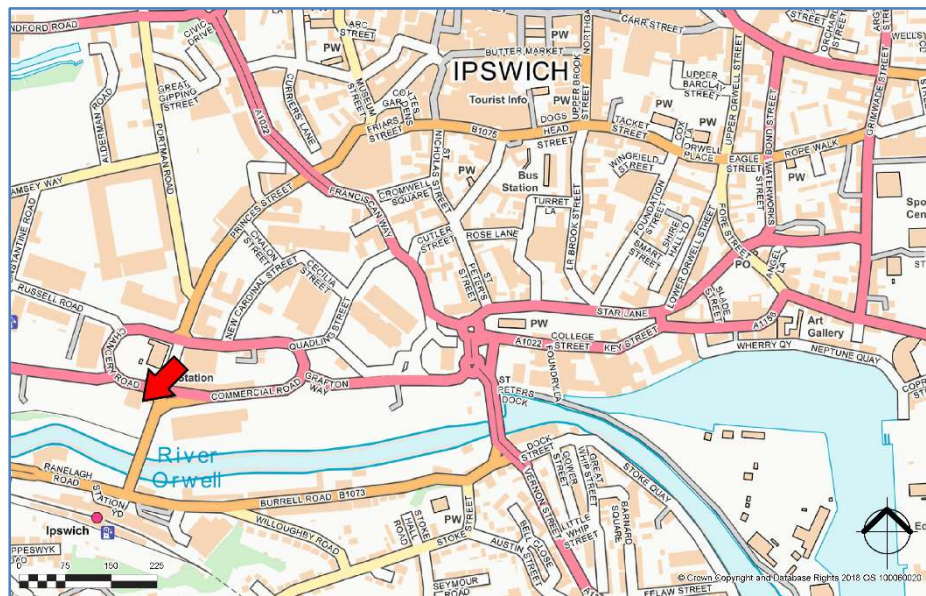
The iconic building has been rescued from its dilapidated state and has been entirely rebuilt to create an exciting place to work, designed to appeal to a variety of different occupiers in a collaborative, inspiring environment. Workplaces are becoming funkier and more fun, driven particularly by creative and technology companies realising that an innovative place to work will bring out the best in their employees.

Description

Suite 8b The Loft Floor is a self-contained office suite on the top floor of the Maltings development. The main access is through the central atrium. The offices have full air conditioning/heating through a Daikin VRV system and cabling with floor boxes throughout. The Loft benefits from private WC's though there are shared WC's on each floor of the main building, including a disabled WC with shower. The suite includes 5 car parking spaces.

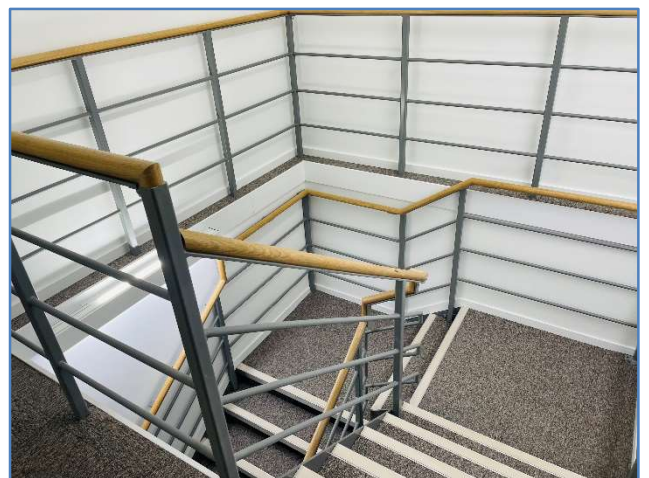
Terms & Tenure

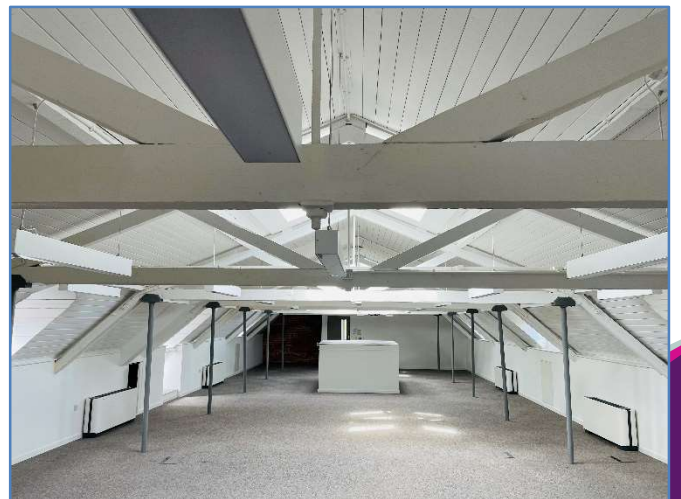
The offices are available to let on new internal repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £37,200 per annum exclusive, plus VAT.



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

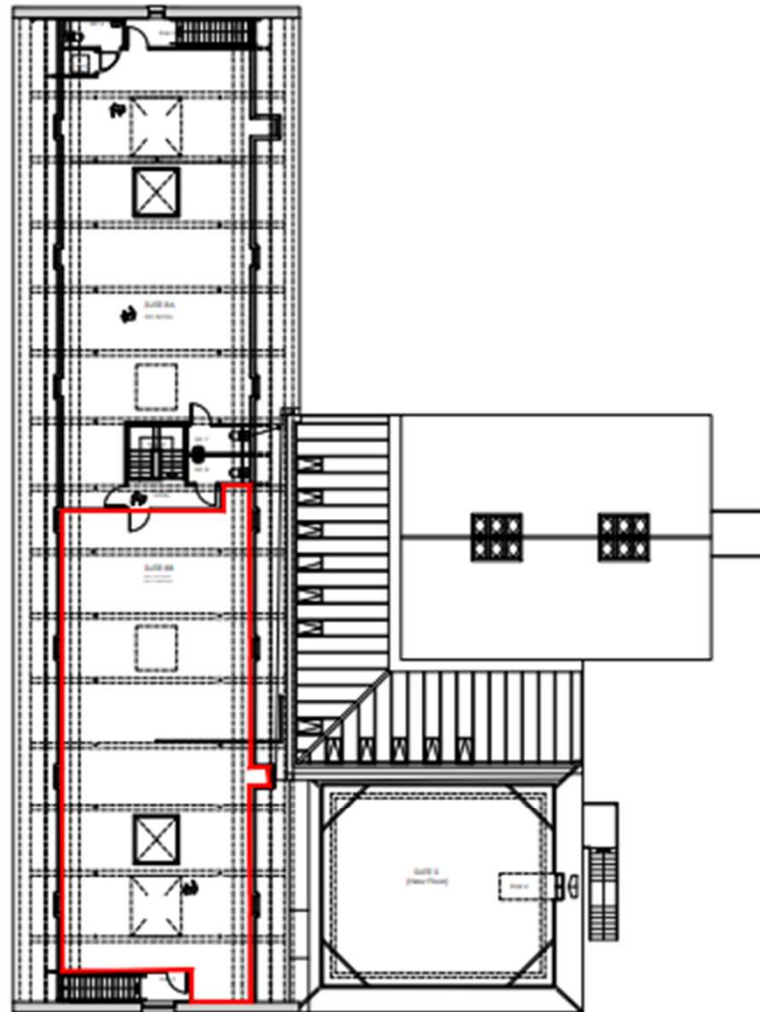
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THE MALTINGS

Princes Street, Ipswich



The Maltings, Princes Street,
Ipswich, Suffolk IP1 1SB
Scale - 1:200 at A3
Loft Floor Plan
Suite 8B