

## FOR SALE FREEHOLD

OPPORTUNITY FOR 111 APARTMENTS / OFFICES

REDEVELOPMENT POTENTIAL, PART-REFURBISHED



### **St Clare House, Ipswich, Suffolk IP1 1LX**

Total Floor Area approx. 7,155.1 sq m / 77,012 sq ft

Site Area: 0.43 acres / 0.174 hectares

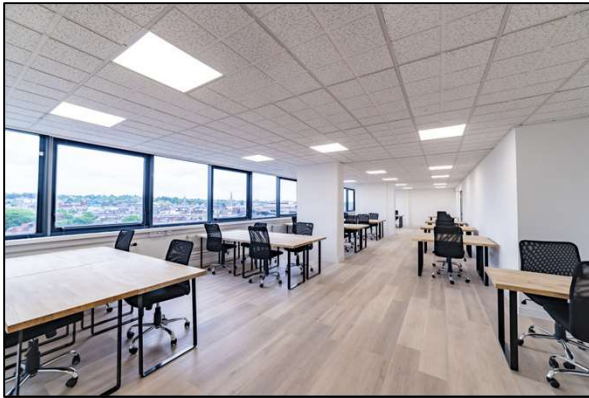


- 11-storey office block in Ipswich town centre
- Attractive central Ipswich location
- Office block with planning consent for 111 apartments
- Office block floor area NIA 77,012 sq ft
- 32 car parking spaces
- Total site area extends to approx. 0.43 acres (0.174 hectares)

**Offers in the region of £7 million**

## Accommodation

FLOOR	USE	SQ M	SQ FT
Basement	Storage	5.8	62
Ground	Common Reception	93.0	1,001
Upper Ground	Ancillary	21.5	231
Upper Ground	Office	599.4	6,452
First	Office	640.4	6,893
Second	Office	639.0	6,878
Third	Office	649.9	6,995
Fourth	Office	649.9	6,995
Fifth	Office	649.9	6,995
Sixth	Office	649.9	6,995
Seventh	Office	649.9	6,995
Eighth	Office	649.9	6,995
Ninth	Office	649.9	6,995
Tenth	Office	651.1	7,008
Eleventh	Office	48.6	523
<b>TOTAL</b>		<b>7,155.1</b>	<b>77,012</b>



## 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 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 car park is provided to the front of the property, as well as beneath the building, which also provides access to a neighbouring property.

## Planning

The property has consent for Class E use and for 111 apartments via permitted development:

[https://ppc.ipswich.gov.uk/appndetails.asp?iAppID=21/00837/P3JPA&sType=APP&search\\_params=pageNumber%3D1%26txtAppNum%3D21%252F00837%26pnAdvancedOpen%3D1%26&prev\\_search\\_params=&det\\_search\\_params=](https://ppc.ipswich.gov.uk/appndetails.asp?iAppID=21/00837/P3JPA&sType=APP&search_params=pageNumber%3D1%26txtAppNum%3D21%252F00837%26pnAdvancedOpen%3D1%26&prev_search_params=&det_search_params=)

All interested parties should contact Ipswich Borough Council.

## 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.

## 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.

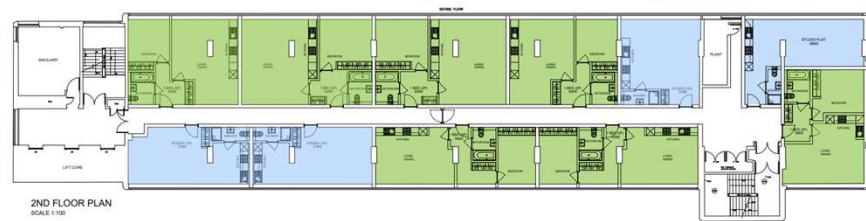
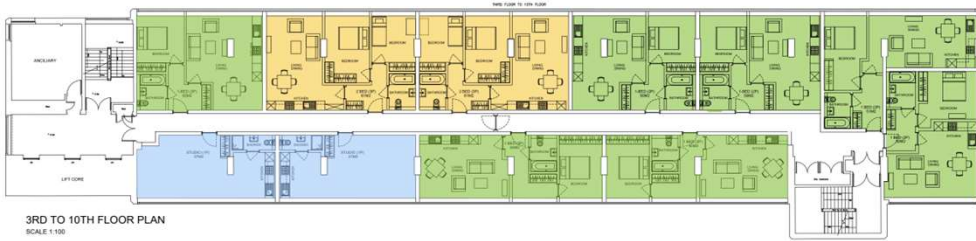
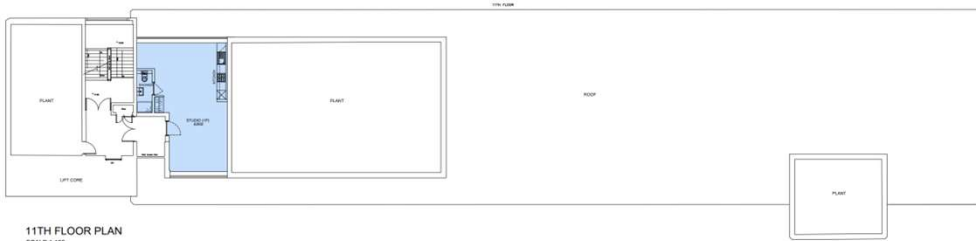




**UNIT SCHEDULE**

FLOOR	STUDIO FLAT	3BED FLAT	2BED FLAT
10TH	0	0	0
11TH	4	5	0
12TH	4	7	0
13TH	2	7	0
14TH	2	7	0
15TH	2	7	0
16TH	2	7	0
17TH	2	7	0
18TH	2	7	0
19TH	2	7	0
20TH	2	7	0
TOTAL	27	68	0

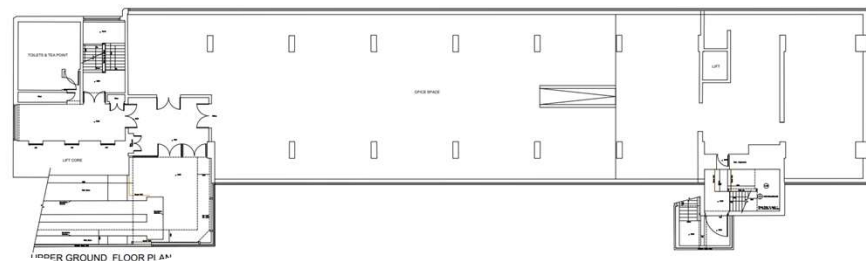
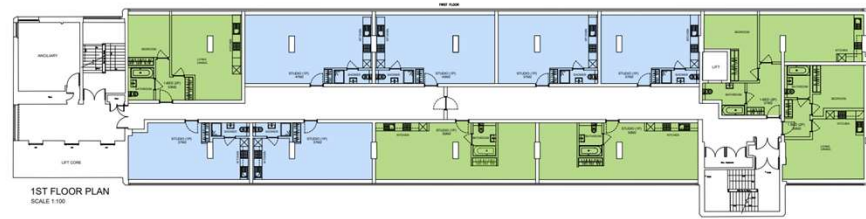
TOTAL UNITS - 95 UNITS



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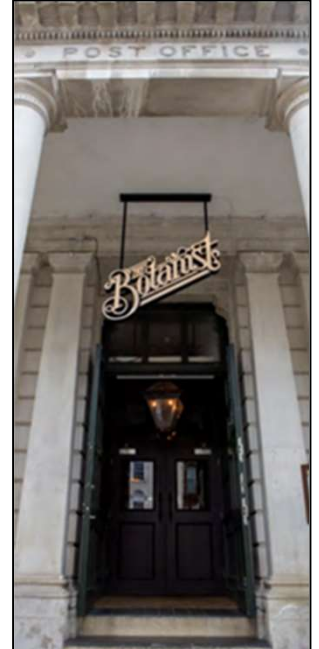
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# Ipswich, Suffolk's County Town

Ipswich is the administrative centre for Suffolk, and is home to an award-winning Waterfront, a vibrant community of High Street and independent retailers, and an array of colourful pubs, bars and international restaurants; all within minutes of the stunning Suffolk countryside and coastline.



The historic town is located on the River Orwell, 16 miles north east of Colchester, 28 miles south east of Bury St Edmunds, 46 miles south of Norwich and 82 miles north east of London. 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.

Ipswich is home to a number of international companies and has long been recognised as an insurance hub, with occupiers including AXA, Willis Towers Watson, WNS and LV Group, as well as a number of public sector employers, such as Ipswich Borough Council, Suffolk County Council, Mid Suffolk and Babergh Councils and Suffolk Constabulary. All of these occupiers are located only a few minutes' walk from the town centre.



Ipswich boasts an independent, stand-alone university, the University of Suffolk, which has transformed the provision of higher education in Suffolk and beyond. The University's Campus is set on Ipswich's attractive Waterfront, and its ca. 10,000 students play an important part in the culture and vibrancy of the town. Ipswich Waterfront, with its picturesque Marina, is one of the leading tourist and leisure destinations on the East coast, and is considered a 'gem' of Suffolk. With stunning views of the river and a proud maritime heritage, the Waterfront is a hive of activity throughout the year, with major commercial occupiers including Pizza Express, The Salthouse Harbour Hotel, Isaacs on the Quay, Briarbank, The Waterfront Bar & Bistro, Mariners and DanceEast, amongst others.



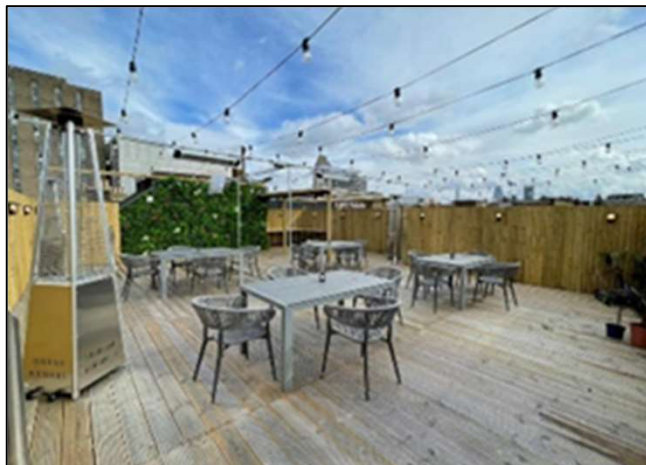
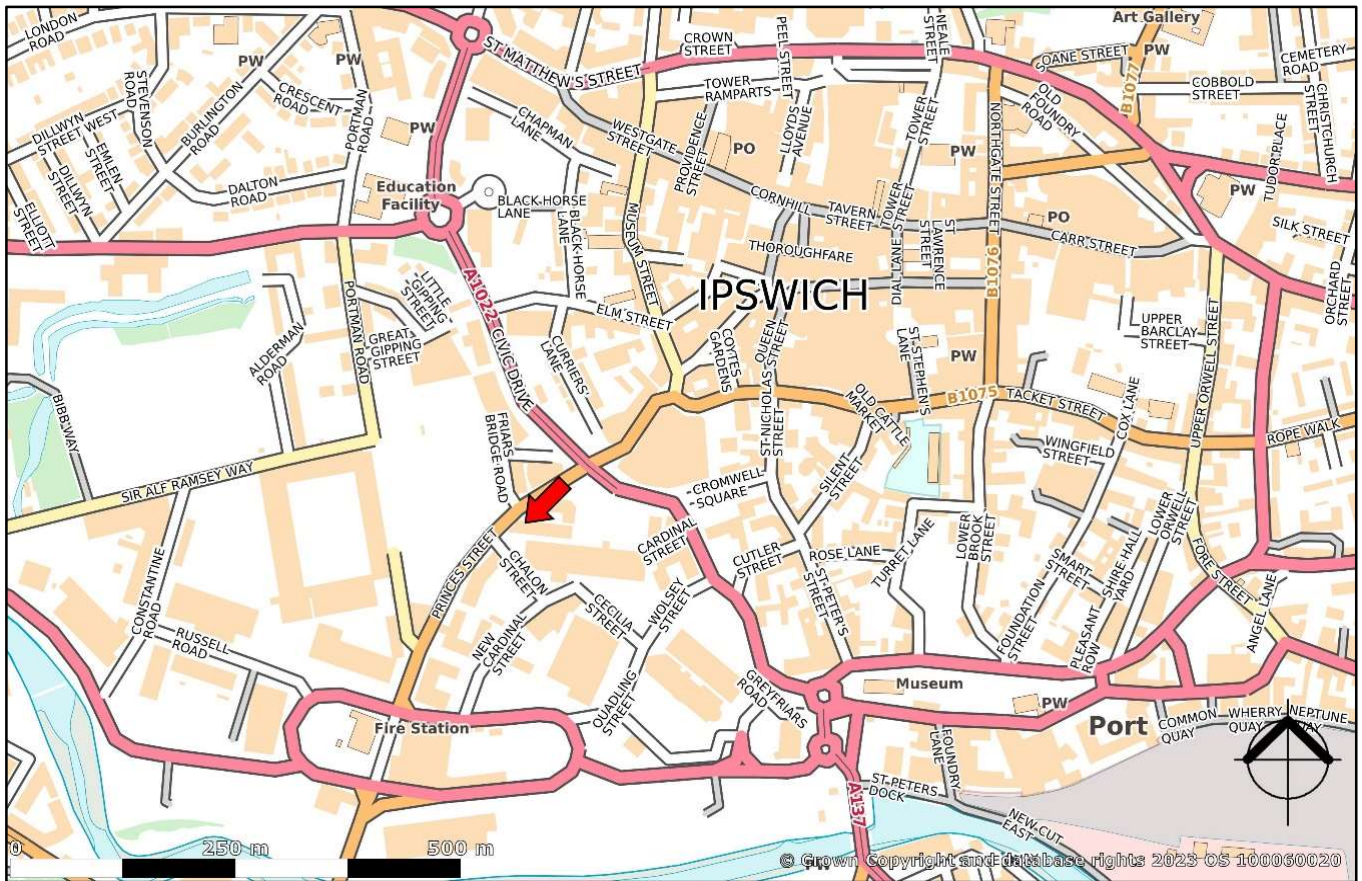
**3.5million**

Domestic and international visitors to Ipswich each year

**59minutes**

59 minutes Ipswich to London on the fastest train





## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

**01473 211933**

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