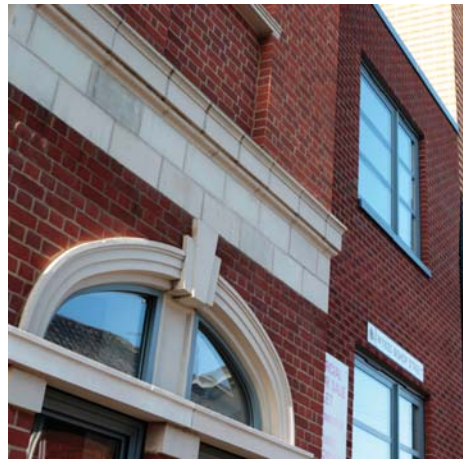


# ORWELL QUAY

IPSWICH / SUFFOLK / IP3 0DT



## PURPOSE BUILT OFFICES SHOWROOM RETAIL & RESTAURANT UNITS

- Car parking spaces available
- Set around the vibrant waterfront some units with marina views
- Accommodation positioned over ground and first floors
- Offices fitted out to a good specification. Restaurant, showroom and commercial spaces complete to shell finish

FROM **704** SQ FT

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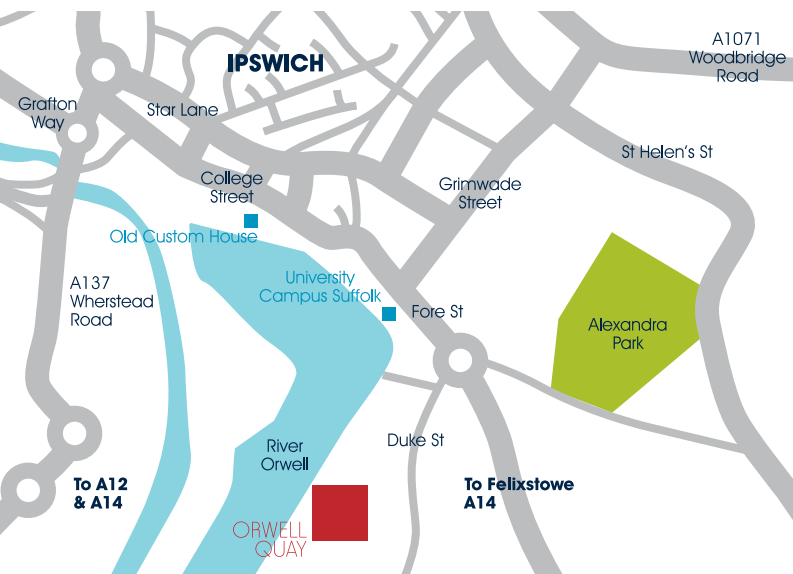


## LOCATION

Ipswich is the historic county town of Suffolk providing excellent shopping and leisure facilities and serving a population in excess of 130,000 with an estimated catchment of 320,000 people. Ipswich is regarded as one of the leading commercial and financial centres in East Anglia. The town lies approximately 72 miles north east of central London with Colchester (18 miles north-east), Norwich and Cambridge (43 miles south and south-east). It has major road links to include the A12 to London and the A14 which is the principal link from Felixstowe to the Midlands and beyond.

## SITUATION

The accommodation is located on Orwell Quay, a development by Persimmon comprising of approximately 356 houses, apartments and commercial areas which provides approximately 1,768 sq m of floor space for use within Classes A1/A2/A3. The waterfront has seen considerable investment with a number of residential and commercial schemes either completed or close to completion. These schemes will provide around 4,500 homes and include various bars, restaurants, theatre and offices. The area is now home to the University Campus Suffolk which has around 5,000 students with numbers expected to grow. The town centre of Ipswich is within easy reach.



## DESCRIPTION

The accommodation is located between the waterfront and Duke Street and comprises as follows:

Accommodation	Floor Level	Sq m	Sq ft
Showroom/Offices	Ground	440.0	4,734
Office Suite 1	Ground	84.0	903
Office Suite 2	Ground	65.5	704
Office Suite 3	First	112.0	1,205
Office Suite 4	First	106.0	1,140
Commercial Areas	Ground	340.0	3,658
Restaurant	Ground	310.0	3,336
Restaurant	First	310.0	3,336
<b>Total Floor Area</b>		<b>1,768</b>	<b>19,016</b>

## SPECIFICATION

The office accommodation, which is of a good specification, is self contained and provides four open plan suites on ground and first floor levels with ancillary, WCs and four car parking spaces. The studio, commercial and restaurant areas are complete to a shell finish.

## SERVICES

We understand that main services are connected, however none of the services have been tested and it will be the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.

## SERVICE CHARGE

A service charge will be levied by the management company relating to the cost of maintaining areas of common parts, car parking etc.

## PLANNING

Planning permission number IP/01/00927/FUL was granted in April 2003 for use within Classes A1, A2 and A3.

## BUSINESS RATES

To be assessed. It is the proposed tenants' responsibility to fully satisfy themselves and verify the business rates by contacting the relevant local authority: Ipswich Borough Council Business Rates (01473) 432000.

## TERMS

### LEASEHOLD

Individual suites and units are available to let for a term of years to be agreed, incorporating periodic upward only rent reviews. Asking rents are available upon request.

### FREEHOLD

Consideration will be given to selling individual suites and units on a long leasehold basis. Terms available upon request.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party will be responsible for their own costs involved in this transaction.

## VIEWING

For further information or to arrange a viewing, please contact:

**Vanessa Penn** or  
**Simon Jackaman**

Penn Commercial  
15 St Helen's Street  
Ipswich, Suffolk, IP4 1HE

**Tel:** 01473 211 933

**Fax:** 01473 218174

**Email:** info@penncommercial.co.uk



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