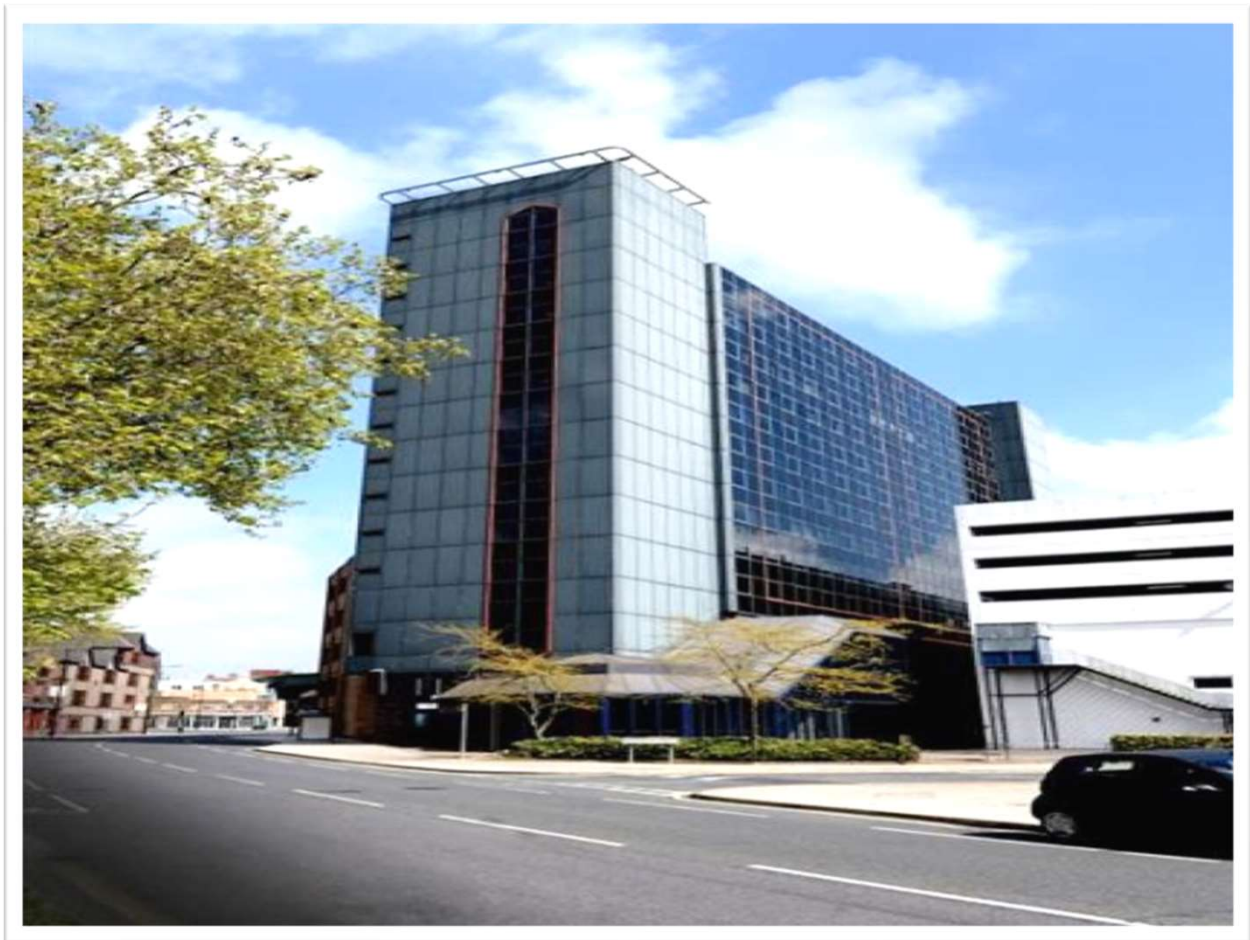


TO LET: Refurbished open plan offices, with panoramic views across Ipswich town centre



St Clare House, Ipswich, Suffolk IP1 1LX

- **Total Area Approx 7,606.3 sq m (81,874 sq ft)**
- **Total site area extends to approx. 0.174 hectares (0.43 acres)**
- **Eleven-storey office block in attractive central Ipswich location**
- **Reception under refurbishment, 8th and 9th floors available to let**
- **Generous on-site car parking**
- **To let on new flexible lease terms at £9.00 per sq ft per annum exclusive, with incentives**



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK

Accommodation

Basement Storage	5.8 sq m	62 sq ft
Ground Floor Reception	93 sq m	1,001 sq ft
Upper Ground Store	358.7 sq m	3,861 sq ft
Upper Ground Ancillary	21.5 sq m	231 sq ft
Upper Ground Office	599.4 sq m	6,452 sq ft
First Floor Office	640.4 sq m	6,893 sq ft
Second Floor Office	639 sq m	6,878 sq ft
Third Floor Office	649.9 sq m	6,995 sq ft
Fourth Floor Office	649.9 sq m	6,995 sq ft
Fifth Floor Office	649.9 sq m	6,995 sq ft
Sixth Floor Office	649.9 sq m	6,995 sq ft
Seventh Floor Office	649.9 sq m	6,995 sq ft
Eighth Floor Office	649.9 sq m	6,995 sq ft
Ninth Floor Office	649.9 sq m	6,995 sq ft
Tenth Floor Office	651.1 sq m	7,008 sq ft
Eleventh Floor Office	48.6 sq m	523 sq ft
Total Floor Area	7,606.3 sq m	81,874 sq ft

VAT

To be advised.

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.

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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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 and comprises open plan office suites, 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 small car park is provided to the front of the property, as well as beneath the building, which also provides access to a neighbouring property. The reception is under going refurbishment. The 8th and 9th floors have been refurbished and are available for occupation. The other floors are currently being refurbished.

Planning

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

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.

Business Rates

Further information upon request. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The offices are available to let on new flexible internal repairing and insuring lease terms, for a term of years to be agreed, at a commencing rent of £9.00 per sq ft per annum exclusive, with suitable incentives for occupation.





