



AVAILABLE TO LET

Excellent Class E Opportunity Overlooking Ipswich Waterfront

Ground Floor Unit E3, Albion Wharf, College Street, Ipswich, IP4 1FT

RENT

Available upon request

FLOOR AREA

3,068 sq ft
[285.02 sq m]

IN BRIEF

- » Situated on Ipswich's vibrant waterfront
- » Completed to a shell condition for tenant fitout
- » Available for immediate occupation

LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. The town benefits from excellent transport links, with the A12 and A14 providing direct access to the M25, the Midlands, and London. Ipswich train station offers frequent services to London Liverpool Street, with a journey time of approximately 60 minutes.

The waterfront area has been substantial investment in recent years, the most notable being the completion of the Wine Rack development. The location hosts a range of leisure and restaurant uses, including Pizza Express, The Salthouse Harbour Hotel and Issac's. Additionally, the nearby former Burtons building is currently being redeveloped into a Lounger's venue, further enhancing the offering.

DESCRIPTION

The unit comprises a ground floor Class E premises with fully glazed frontage overlooking Ipswich waterfront. A mezzanine provides additional first floor accommodation.

The unit has been completed to a shell condition in readiness for tenant fit out.

ACCOMMODATION

[Approximate Gross Internal Floor Areas—Subject to Final Measurement]

- » Ground Floor: 2,207 sq ft [205.03 sq m]
- » Mezzanine: 861 sq ft [79.99 sq m]
- » Total Gross Internal Floor Area: 3,068 sq ft [285.02 sq m]

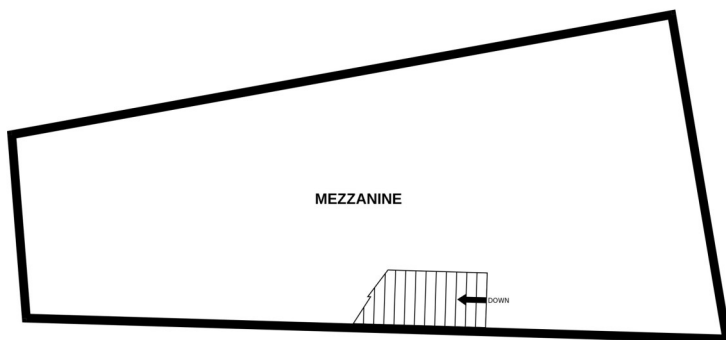
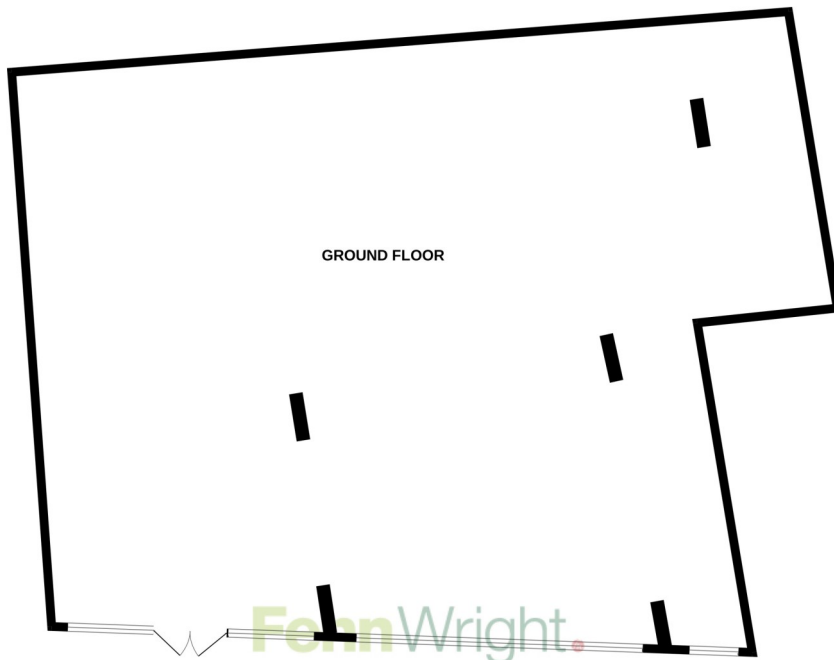
Internal Unit Depth: 11.39 m - 13.63 m

Ceiling Height

Clear Height: 4.86 m | Underside Mezzanine: 2.45 m



Indicative Floor Plan



For indicative purposes only - Not to be relied upon

Services

We understand that the property is connected to mains electricity, water, and drainage, which are currently capped, ready for ingoing tenant's fit-out.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

BUSINESS RATES

To be assessed. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

PLANNING

We understand the unit has planning permission for Class E uses within the Town & County Planning (Use Classes) Order 1987 (as amended). All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE

Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATES [EPC]

To be confirmed.

TERMS

The unit is to be offered by way of a new effective full repairing and insuring lease upon terms to be agreed. Further details of the rent is available upon request.

A service charge is payable in relation to upkeep of the common areas and exterior of the building. Further details are available upon request.

The rent and service charge are subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE LETTING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

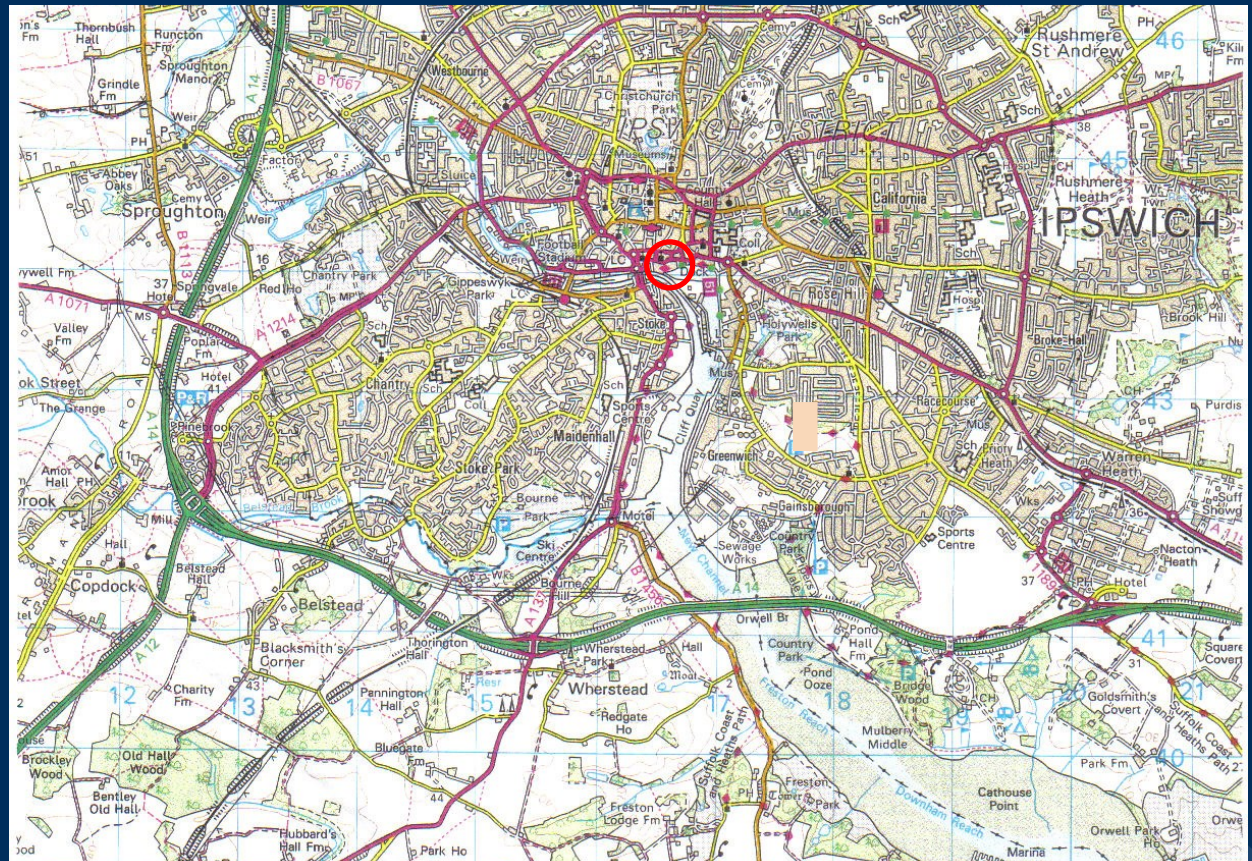
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Contact:

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Particulars created October 2024

