



FREEHOLD FOR SALE / TO LET

Attractive Grade II Listed Office Building

Sun Buildings, 35-37 Princes Street, Ipswich,
Suffolk, IP1 1PU

GUIDE PRICE

£350,000

QUOTING RENT

£35,000

per annum exclusive

FLOOR AREA

4,328 sq ft [402.10 sq m]

IN BRIEF

- » Prominent town centre location within central business district
- » Five storey office with basement
- » Grade II Listed with attractive period features
- » Passenger lift and air-conditioning
- » Available for sale or let, suitable for either owner occupation or investors

LOCATION

Ipswich is the county town of Suffolk and major commercial centre of East Anglia. The A12 and A14 trunk routes provide excellent road communications with London, Cambridge, the Midlands and the national motorway network. The approximate train journey from Ipswich to London (Liverpool Street) is 1 hour and 10 minutes.

The property is prominently located within the central business district on the south side of Princes Street, situated within a short walk of the central retail district and train station.

DESCRIPTION

The property comprises an attractive Grade II listed period building arranged over ground, four upper floors and basement. All levels are accessed via stairs, with a 6-person lift serving every floor except the fourth.

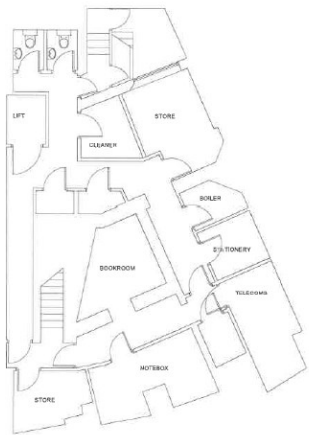
The ground floor comprises a former banking hall, which features an impressive high ceiling, large reception area and glazed partitioned meeting rooms. The office accommodation on the upper floors is partly open-plan, with stud partitioning creating private meeting rooms and smaller offices. Period features are retained throughout the property.

WC facilities are provided on basement, first, second and fourth floors, with a shower located on the first floor. Kitchen facilities are situated on both the second and fourth floors.

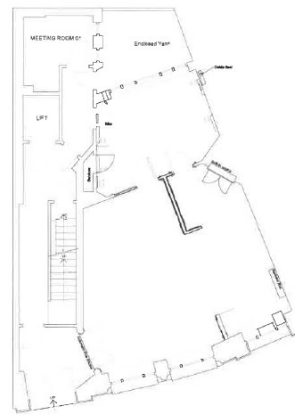
The premises are fitted with gas-fired central heating, air conditioning, power points, fluorescent lighting and floor coverings.

The basement provides a strong room, WCs, additional storage and plant rooms.

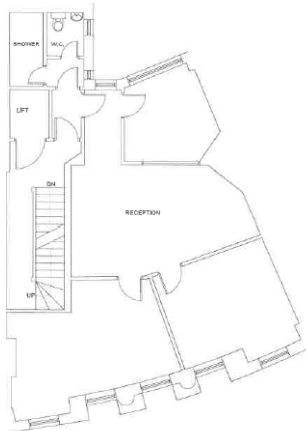




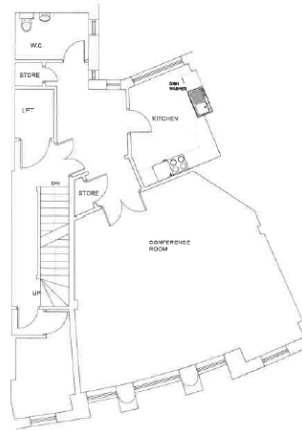
Basement



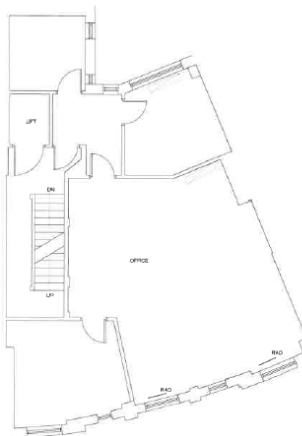
Ground Floor



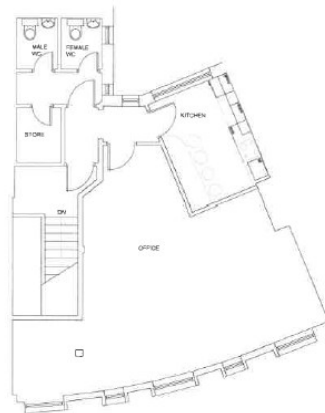
First Floor



Second Floor



Third Floor



Fourth Floor

ACCOMMODATION

The premises provide the following approximate Net Internal Area:

Ground Floor

» Reception / Meeting Rooms	685 sq ft	[63.6 sq m]
» Rear Meeting Room	69 sq ft	[6.4 sq m]

First Floor

» Offices	801 sq ft	[74.4 sq m]
» Shower	--	[--]
» WC	--	[--]

Second Floor

» Offices	700 sq ft	[65 sq m]
» Kitchen	110 sq ft	[10.2 sq m]
» WC	--	[--]

Third Floor

» Offices	942 sq ft	[87.5 sq m]
-----------	-----------	---	------------

Fourth Floor

» Office/Kitchen	607 sq ft	[56.4 sq m]
» WC	--	[--]

Basement

» Stores / Telecoms	415 sq ft	[38.6 sq m]
» WC 's	--	[--]

» Total Net Internal Floor Area	4,328 sq ft	[402.10 sq m]
---------------------------------	-------------	---	--------------

Floor Plan - Not To Scale and For Identification Purposes Only. Internal partitioning arrangement have been altered.

BUSINESS RATES

According to the Valuation Office Agency website, the premises are assessed as follows:

Rateable Value £38,750.
Rates Payable (2026/27): £16,740 per annum.

The rates payable are based on the current UBR for 2026/27 of £0.432. All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

SERVICES

It is understood that the premises are connected to mains water, electricity, gas and drainage.

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

PLANNING

The authorised use for the premises is Class E (Commercial Business & Service) use as defined within the Town and Country Planning (Use Classes) Order 1987 (As Amended). The property is considered suitable for a variety of alternative uses, subject to planning. The property is Grade II Listed.

All interested parties should make their own enquiries with the local planning authority regarding their proposals.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE.
Tel: 01473 432000

TERMS

Offers are invited in the region of **£350,000** for the freehold interest with vacant possession upon completion.

Alternatively, the premises are available on a new full repairing and insuring business lease at an initial rent of **£35,000 per annum** exclusive.

The property is not VAT elected.

LEGAL COSTS

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



VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE AGENTS:

Fenn Wright, 1 Buttermarket, Ipswich, Suffolk, IP1 1BA

Contact:

Alistair Mitchell

T: 01473 417714

E: agm@fennwright.co.uk

Contact:

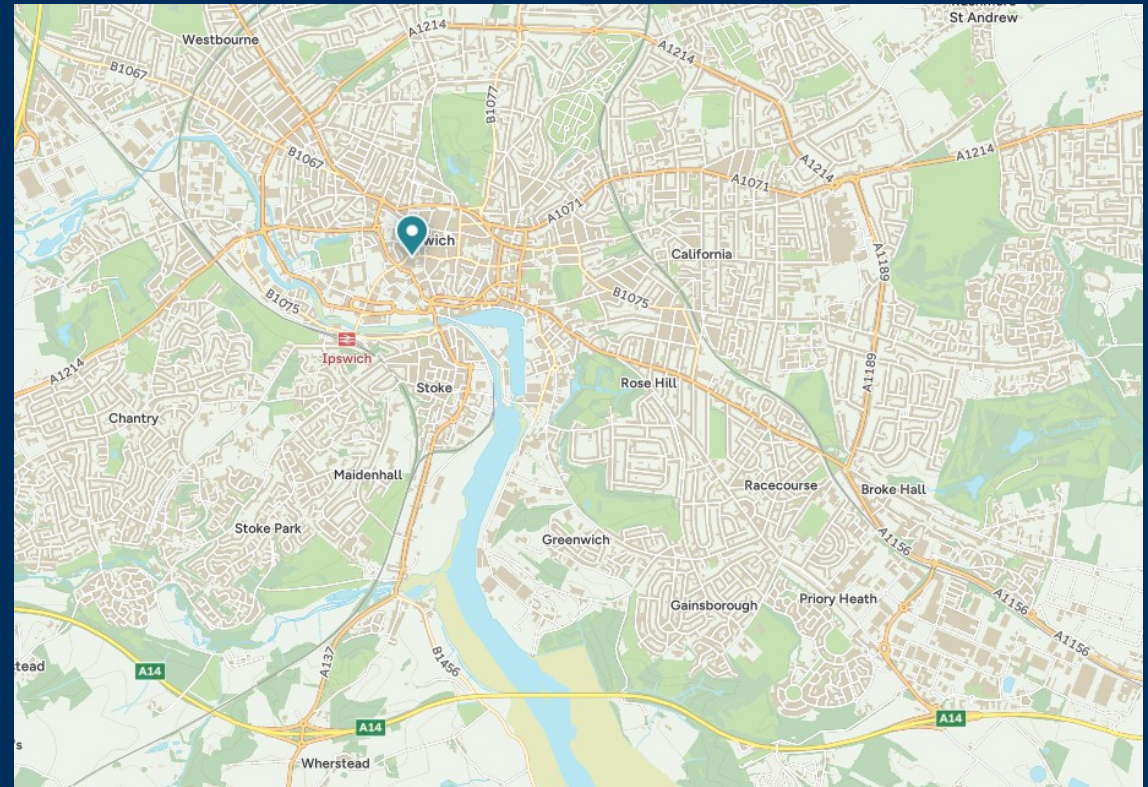
Emily Harwood

T: 01473 358408

E: emily.harwood@fennwright.co.uk

fennwright.co.uk

01473 232701



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created March 2026

