

HYDE PARK HOUSE

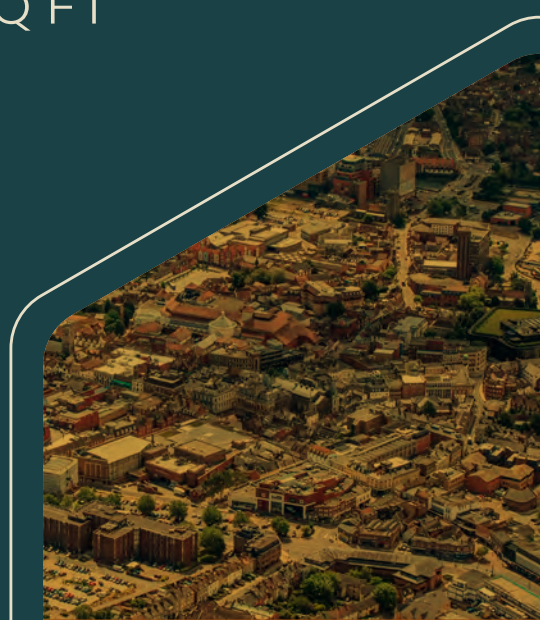


OFFICES TO LET

SUITES AVAILABLE FROM 1,000 SQ FT TO 7,000 SQ FT



**CROWN STREET
IPSWICH IP1 3LG**





THE SPACE

HYDE PARK HOUSE IS A MODERN PURPOSE-BUILT OFFICE BUILDING ARRANGED ACROSS A GROUND AND TWO UPPER FLOORS TOTTALLING 28,438 SQ FT



OPEN PLAN OFFICE



LED LIGHTING



SECURE ONSITE PARKING



FULLY REFURBISHED



CARPETED FLOORS



LIFT & STAIRS



SUSPENDED CEILINGS



BRAND NEW VRV SYSTEM

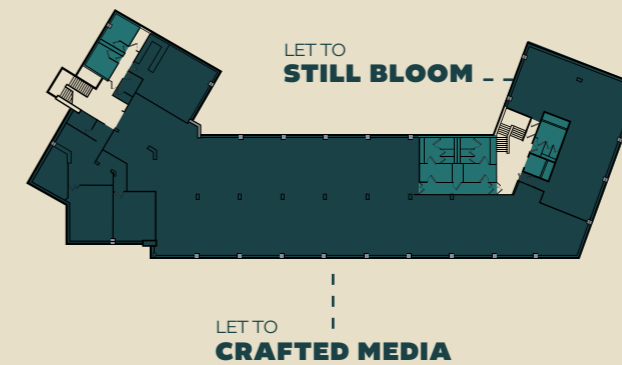


LOCAL LEISURE & RETAIL AMENITIES

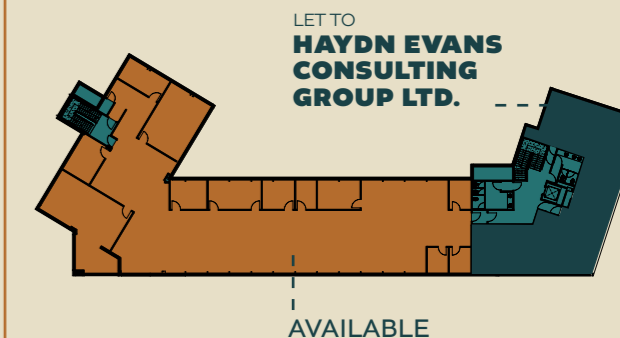
THE ACCOMMODATION

SELF-CONTAINED OFFICE SPACE SUITABLE FOR RETAIL OPPORTUNITIES **INCLUDES** MEETING ROOMS, BREAK OUT SPACE, MANAGERS, OFFICES AND PARKING

1ST FLOOR



2ND FLOOR



GROUND FLOOR

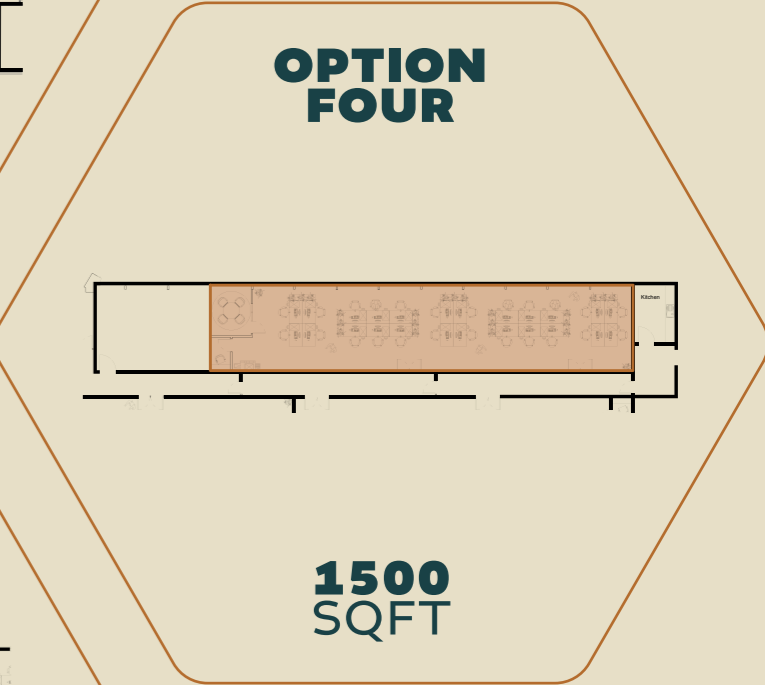
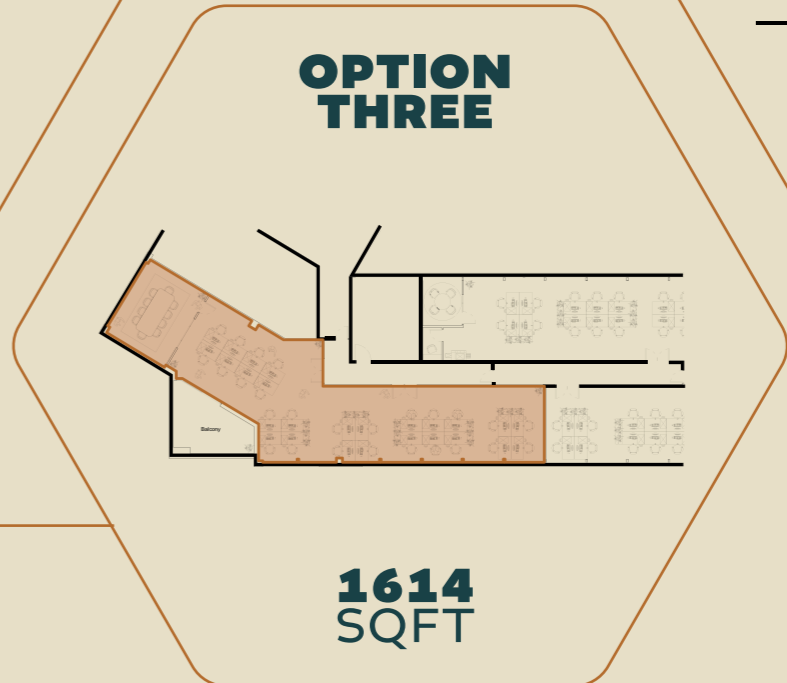
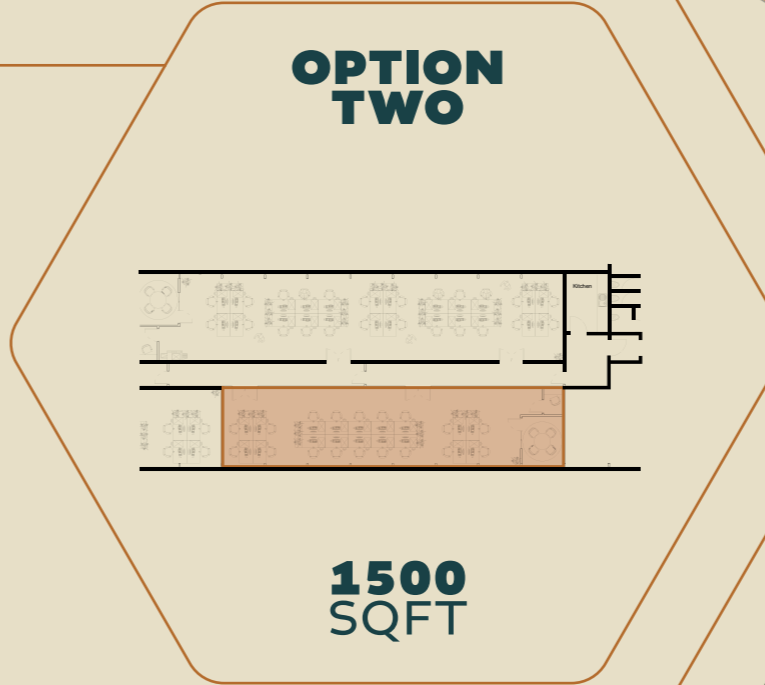
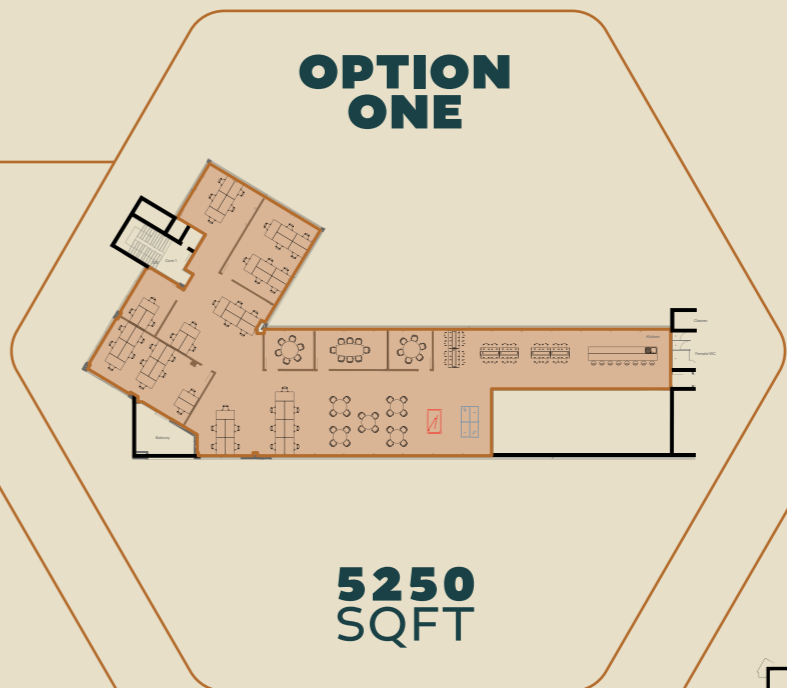
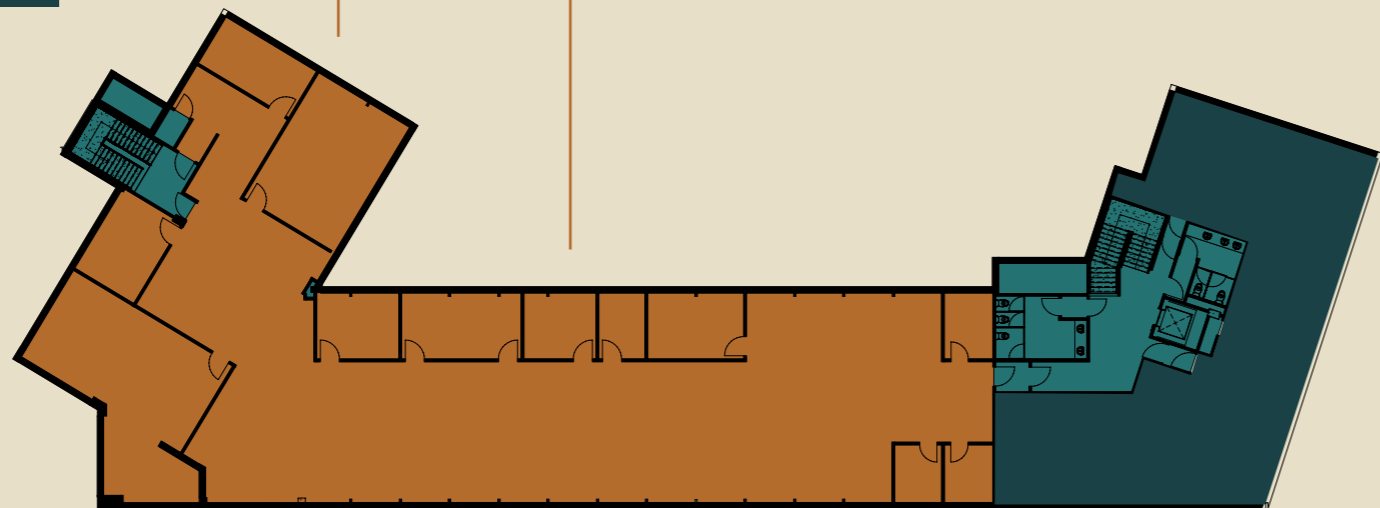


- AVAILABLE
- LET
- FACILITIES

FLOOR	SIZE	
GROUND	1050 SQ FT	
FIRST	6,726 SQ FT	OPTION TO SPLIT FROM 1,500

THE CONFIGURATION

FROM **1,000 - 7,000 SQ FT** WITH BESPOKE FIT-OUTS AVAILABLE, ANY CONFIGURATION OR ARRANGEMENT OF FLOOR SPACE.



THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY



A14 & A12 (M25)	v
LONDON	1HR 50MINS
NORWICH	65MINS
CAMBRIDGE	60MINS
STANSTED	60MINS



LONDON	1HR 10MINS
NORWICH	40MINS
FELIXSTOWE	25MINS
COLCHESTER	18MINS



NORWICH	1HR 20MINS
LUTON	1HR 50MINS
STANSTED	1HR 9MINS

THE PROPERTY OCCUPIES A PROMINENT LOCATION ON THE CORNER OF CROWN STREET AND HIGH STREET, THE CENTRAL RETAIL AND COMMERCIAL DISTRICTS ARE SITUATED DIRECTLY TO THE SOUTH

THE LOCATION





TERMS

The office suites are available immediately, individually or combined with the option available to take on more space in the building if necessary.

New FRI lease. Available on standard leasing terms, managed solutions, or turnkey.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The current EPC rating is B.
A full certificate is available upon request.

CONNECTIVITY

A connectivity report is available upon request.



 CENTRAL BUSINESS DISTRICT

 CROWN POOLS

 SAILMAKERS MARKET

 THE BUTTERMARKET

FROM
ABOVE

RIVER ORWELL 

WATERFRONT & MARINAS 

UNIVERSITY OF SUFFOLK 

HYDE PARK HOUSE 

FIREM Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any 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 with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. June 2023.

ALL ENQUIRIES

JOEY SAVAGLIA
JSAVAGLIA@FI-REM.COM
07552 827 899



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com
enquiries@fi-rem.com