



AVAILABLE TO LET

Newly Refurbished Office Building with Ample Parking

**Unit 1 Alpha Business Park, Whitehouse Road,
Ipswich, Suffolk, IP1 5LT**

RENT

£25,500

per annum exclusive

AVAILABLE AREA

1,471 sq ft

[136.89 sq m]

IN BRIEF

- » Located on an established business park with easy access to the A14 and town centre
- » Eight allocated parking spaces available
- » Available for immediate occupation

LOCATION

Alpha Business Park is situated on Whitehouse Road, off Norwich Road to the north west of Ipswich town centre. The business park is within close proximity to the A14 interchange providing excellent road communications with Felixstowe, the Midlands and the national motorway network. Ipswich town centre is located within approximately 2 miles.

DESCRIPTION

The property comprises an end of terrace self contained, two storey office with glazed frontage. The unit provides a main open plan office together with a private office/meeting room on each floor. Ancillary accommodation includes brand new kitchen and WC facilities.

The specification includes comfort cooling and heating, LED lighting and wood effect floor coverings.

A forecourt provides allocated car parking.

ACCOMMODATION [Approximate Net Internal Floor Areas]

Ground Floor

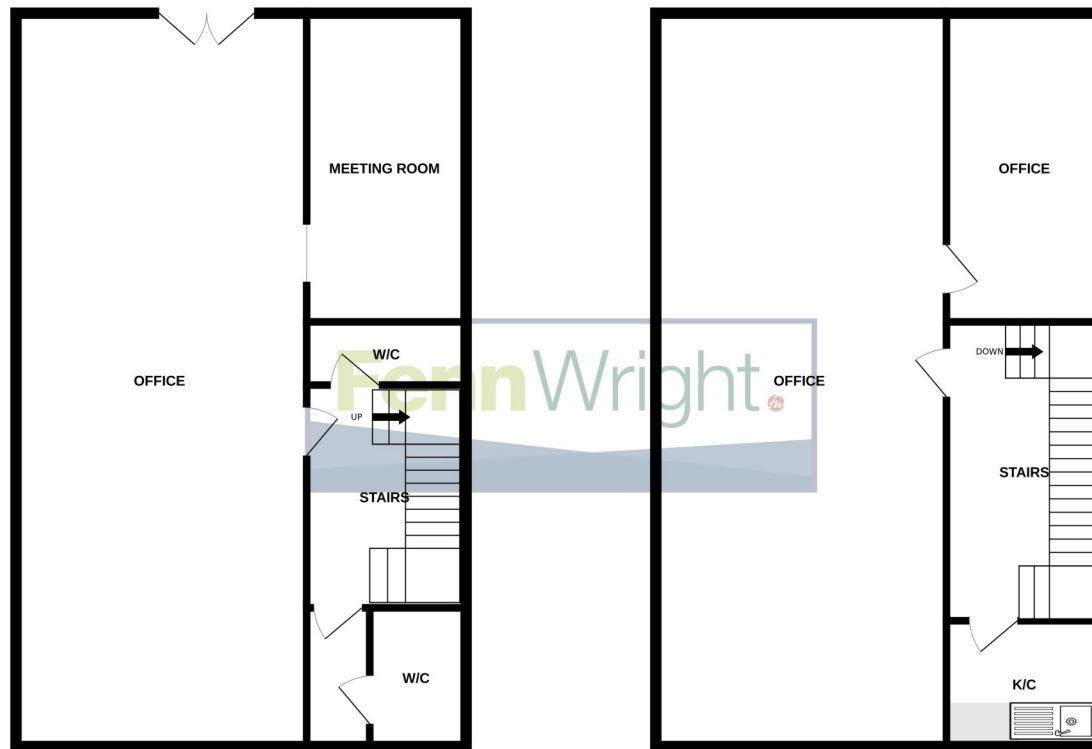
» Office 1	581 sq ft	[53.94 sq m]
» Meeting Room	716 sq ft	[12.55 sq m]
» WCs	--		--

First Floor

» Office 2	581 sq ft	[53.99 sq m]
» Meeting Room	125 sq ft	[11.64 sq m]
» Kitchen	51 sq ft	[4.77 sq m]
» Total Net Internal Floor Area	1,471 sq ft	[136.89 sq m]



Floor Plan - Not For Identification Purposes Only



SERVICES

We understand that the property is connected to mains electricity, water 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 of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

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

Telephone: 01473 432000.

BUSINESS RATES

The property needs to be reassessed for business rates.

All interested parties should speak to the local rating authority to verify their rates liability.

PLANNING

The property has previously been used as offices within Class E (g)(i) of the Town & County Planning (Use Classes) Order 1987 (as amended).

Class E allows for a variety of uses including medical & health services, research & development, professional & financial, all of which may suit the premises.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

ENERGY PERFORMANCE CERTIFICATE [EPC]

Rating: B (35) - 5235-6673-4477-2483-9031

SERVICE CHARGE

A service charge is payable in relation to the common areas of the estate. Further details are available upon request.

TERMS

The premises is available on a new business lease for a term to be agreed and at an initial rent of £25,500 per annum exclusive.

The rent and service charge are subject to VAT.

LEGAL COSTS

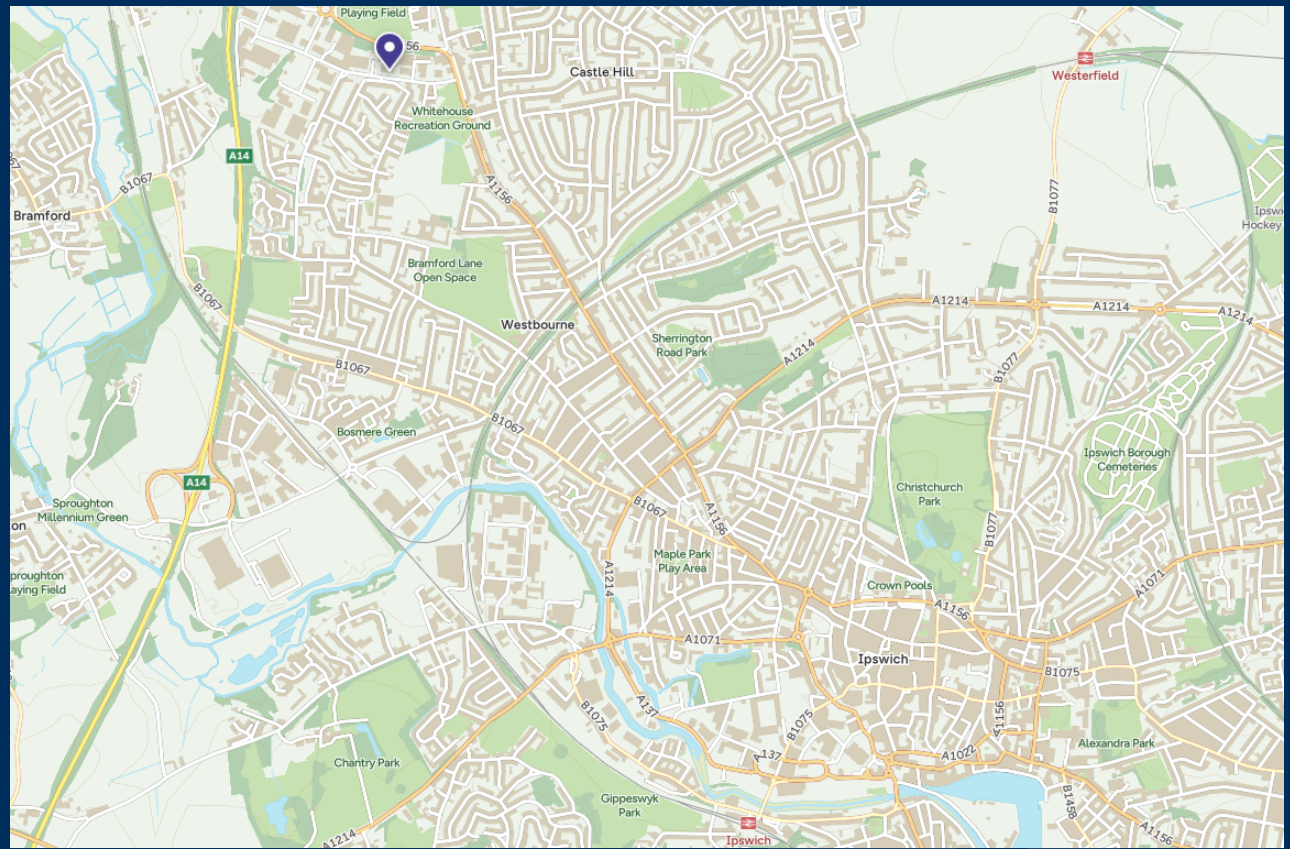
Each party is to be responsible for their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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1 Buttermarket
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Particulars created January 2026

