

## To let

Retail/Leisure opportunities in Marina Development— Units A4 and D2, The Mill, Albion Wharf, Ipswich IP4 1FT



CGI

07798 742103

[Hoopercommercialproperty.com](http://Hoopercommercialproperty.com)

### Location

Albion Wharf fronts onto Neptune Marina off the River Orwell. "The Waterfront" is now arguably Ipswich's premier leisure destination, a short walk from the town centre. Over recent years the Waterfront has seen considerable redevelopment including Dance East, the newly completed "Wine Rack" (140 apartments) and many other luxury residential developments. The University of Suffolk, Ipswich, hosting over 3,500 students is close by as well as occupiers including; Anytime Fitness, Pizza Express, Isaac's, Premier Inn, Novotel, Travelodge and The Salthouse Harbour Hotel. Ipswich has a population of over **137,000** people.

The Water fronting Unit E is under offer to an exciting bar venue. Cardinal Park Leisure Park is a short walk too.

### Specification

The landlord will handover the units in shell, capped-off services, with potential for mezzanines and provision for a shop front. There is loading from College Street.

### Description

Forming part of a recently completed large scale residential development, the units comprise the double height ground floors of the development and front College Street and also the Courtyard of the development. The locality offers an interesting blend of period and contemporary architecture, outside seating potential and the subject units provide the following approximate net internal floor areas:

|                               |             |             |
|-------------------------------|-------------|-------------|
| Unit A4 Ground                | 250.80 sq m | 2,700 sq ft |
| Unit D2 Ground Floor:         | 268 sq m    | 2,885 sq ft |
| Further sub-division possible |             |             |

### Quoting Rent

Unit A4 (College Street):-

£55,000 pax

Unit D2 (Courtyard):- £57,750 pax

### Lease

Available by way of a new EFRI leases for a term to be agreed.

### Business rates

To be assessed

### Planning

Class E, other uses considered.

### Legal costs

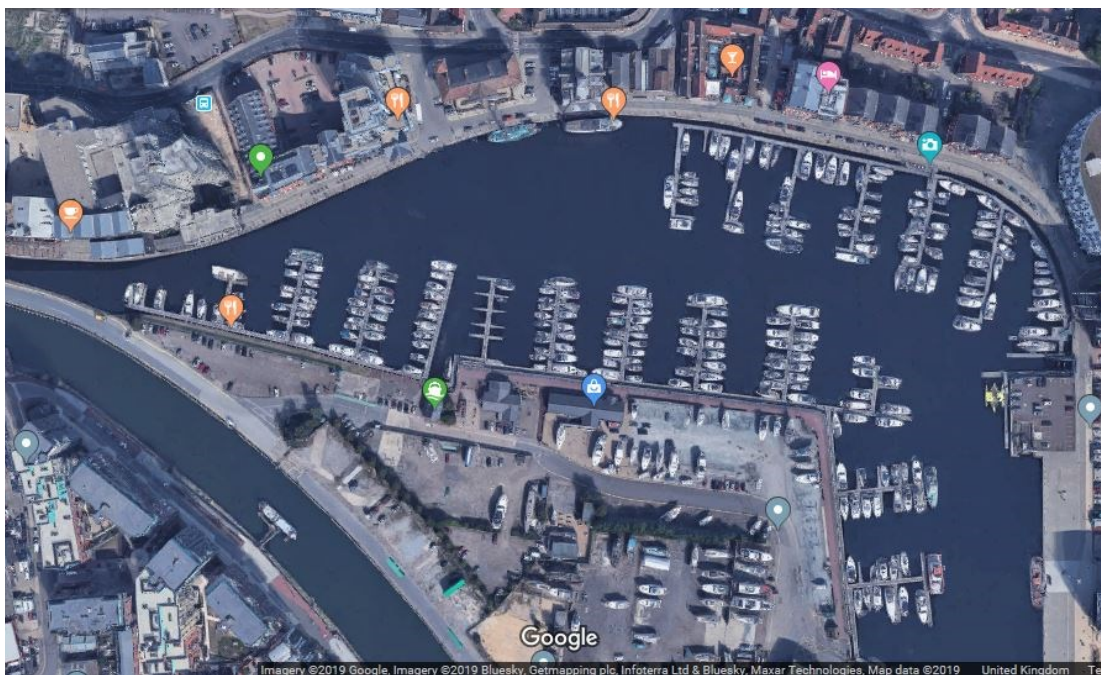
Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

To be assessed

### VAT

VAT if applicable will be charged at the standard rate.



For further information  
please contact

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**Promapv2**  
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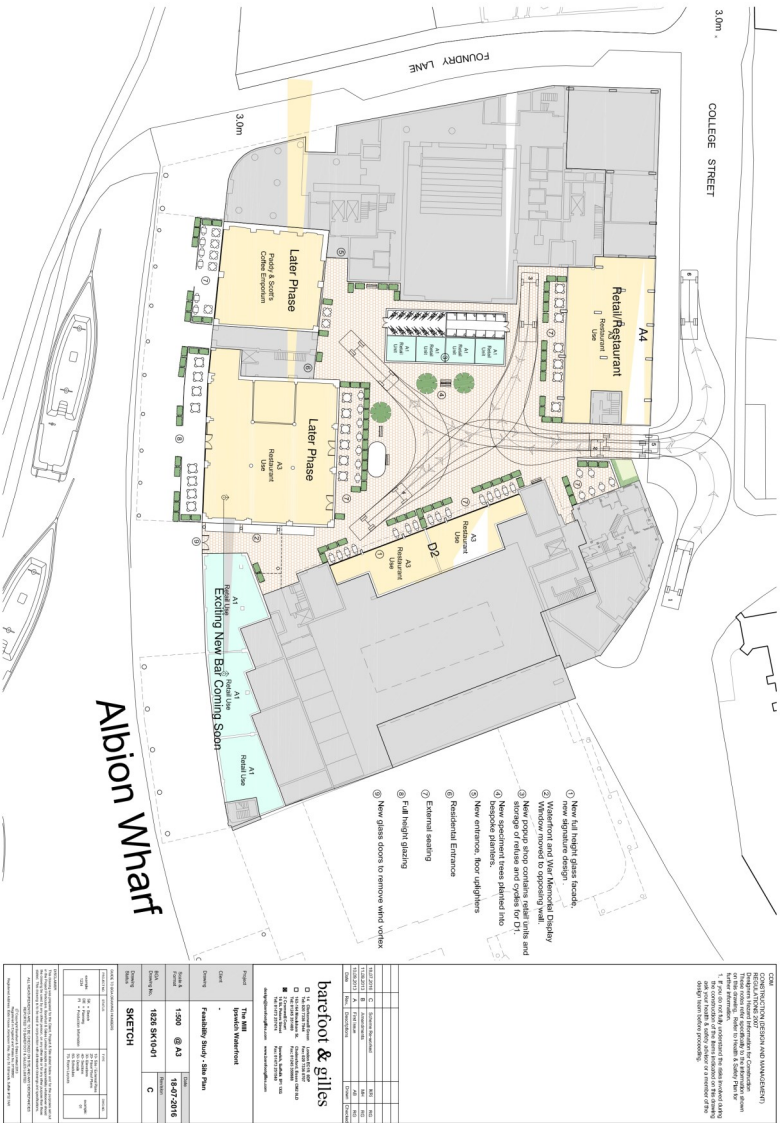
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