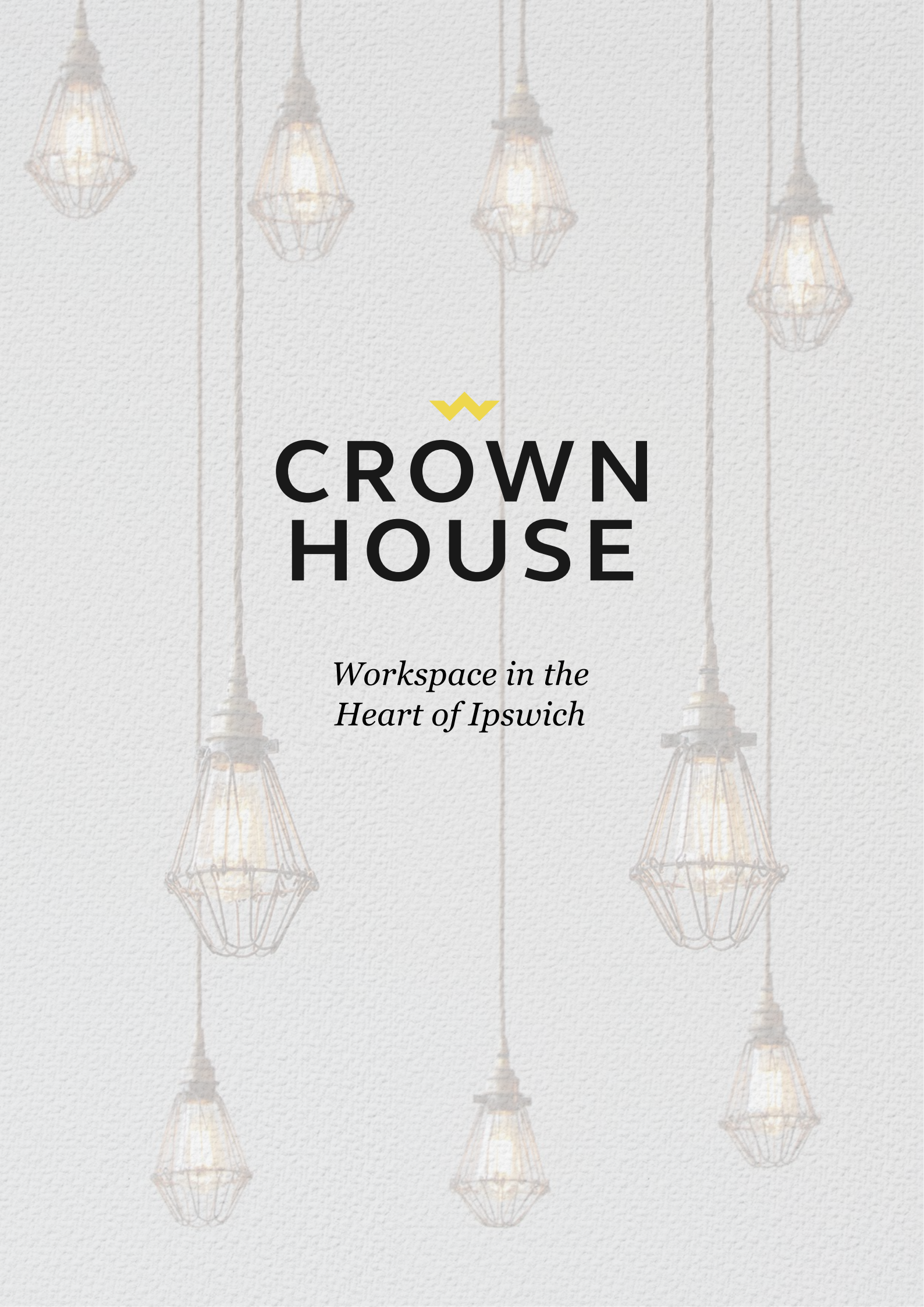




CROWN HOUSE

*Workspace in the
Heart of Ipswich*



Welcome to Crown House

Our Building

Crown House offers the best workspace at the heart of Ipswich. The landmark building has been given a new lease of life with a comprehensive refurbishment. Packed with contemporary and affordable accommodation, it's perfect for established businesses as well as growing companies.

Our striking new entrance and large modern reception area fill the building with light while our professional and friendly reception team are on hand to welcome your clients and guests.

We've got the space and flexibility to create the right working environment for businesses of all shapes and sizes.



Facilities at Crown House

Everything you need is right here

Crown House benefits from a central location, 24/7 access, super fast broadband and an on-site café, parking and secure bike storage. Plus, plenty of comfortable breakout spaces to meet or relax.



Manned reception with 24/7 access



Super-fast broadband



On-site café



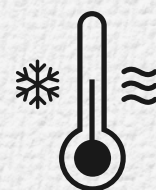
Secure sheltered cycle parking



Onsite staff and visitor parking



Fully DDA compliant



Comfort cooling / heating and ventilation

**CROWN HOUSE**



Life by CEG

Events and community

With over 30 years of experience, we understand the importance of creating the right environment for businesses to thrive. We aim to make our buildings positive, healthy and sustainable. Our workplaces are environments that encourage businesses and their people to make the most of every day.



A tailored events programme

Life is not all about work, so we have lovingly styled and created a series of events just for our tenants.

Our events aim to create a strong community feel in and out of your building.

This means coming together to learn new skills or start a new healthy journey with your neighbours.

In-house at every step

Unlike other landlords, we have the internal expertise and choose to manage every detail of our buildings. This includes front of house, facilities management, and all health and safety aspects. In our experience, this works better for our customers.

Our holistic property management approach allows us to get to know our tenants in more detail, creating a positive experience for all businesses, individual tenants and visitors.

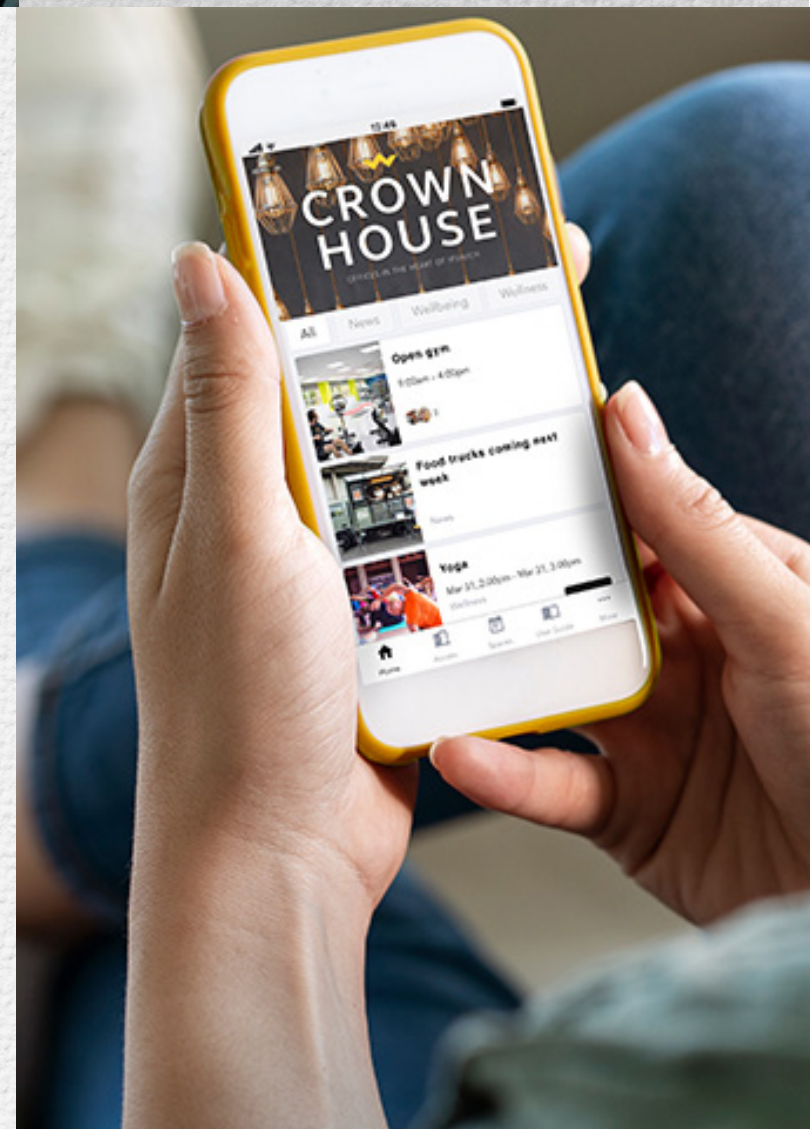


Our community app

Our Life by CEG app joins the dots between work and life.

Helping you, your team, and local businesses connect.

The app allows you to unlock the potential of your building, connect with people, report an issue, book meeting rooms and gym classes and discover local deals and discount codes.





Café partnerships

We partner with local café operators to provide our tenants with affordable healthy meals, coffees and treats.

CEG look to subsidise meal deals in conjunction with the community app, ensuring we support our tenants daily.

Our sustainability mission

As part of our broader sustainability strategy, CEG has moved all building common parts to a 100% renewable electricity tariff.

We are also targeting a 100% diversion from landfill via our waste management service.

We believe in creating a more sustainable future. For this, we work alongside our tenants to help reduce waste and carbon emissions.

Creating a healthier day

Reducing our tenant's daily carbon footprint is integral to our wellness and sustainability strategy.

We provide enhanced bike storage and shower facilities to help encourage cycling to work, we want to remove all the barriers to creating a healthier and more sustainable day.



*Applaud our café, serving up
breakfast, lunch and snacks with
plenty of comfortable breakout
spaces to meet or relax*



Flexible Spaces

*You choose what suits
your business*

Let Ready Go

Office space ready to go

Lease from 17 – 48 desks, ready-to-go, fully-furnished, whenever you need to. With easy-in, easy-out terms, no dilapidations and immediate occupation, Go is perfect for your business. Including tea point and meeting rooms within your demised premises.



Custom

*Bespoke fitout managed
and delivered to your
business needs*

Leave us to design, specify, source, project manage and fitout your space. We have the capability of delivering your perfect customised solution. Your business shapes the space.

let ready



Complete

*Aspirational office space
with everything covered*

Bringing all your rent and service costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs for your business thanks to our day-to-day management.



*Exceptional, high-specification studios
designed for growing and established
businesses. With no-nonsense, hassle-free
leases and all-inclusive monthly fee,
it's easy for you to get straight to work
from day one.*



Available Spaces

Floor	Wing	Details	Sq ft
Ground	West	Part 1	1,463 sq ft
Ground	West	Part 2a - 17 desks	1,400 sq ft
Ground	West	Part 2b	1,252 sq ft
Ground	West	Part 2c	1,021 sq ft
Ground	West	Part 3 - 48 desks	3,328 sq ft

Contact our agents to request floorplans and to discuss flexible leasing options.



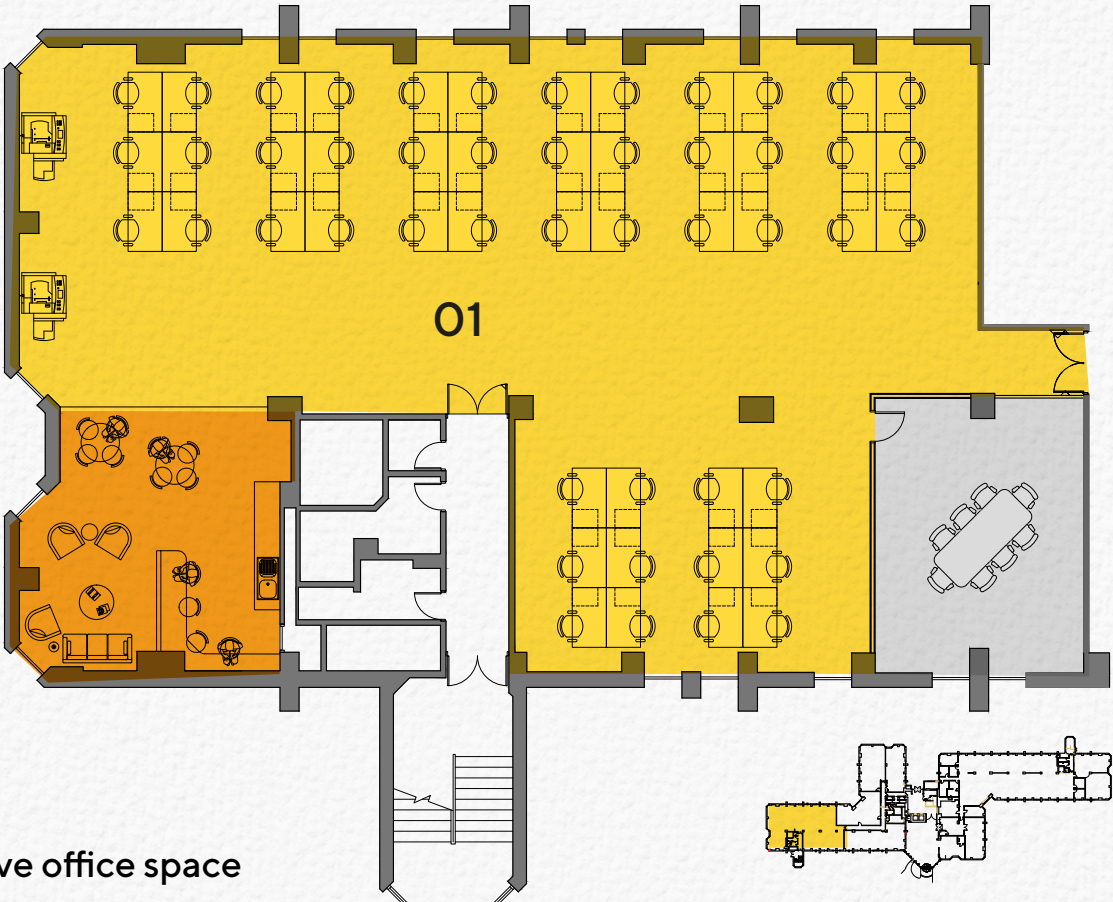
Office 01
3,328 sqft
48 desks



Meeting room
8-10 seated



Breakout
Space



Ground floor indicative office space



Available Spaces

<i>Floor</i>	<i>Wing</i>	<i>Details</i>	<i>Sq ft</i>
First	West		9,096 sq ft
Second	East	Part 1 - 28 desks	1,980 sq ft
Fourth	West		8,692 sq ft

Contact our agents to request floorplans and to discuss flexible leasing options.



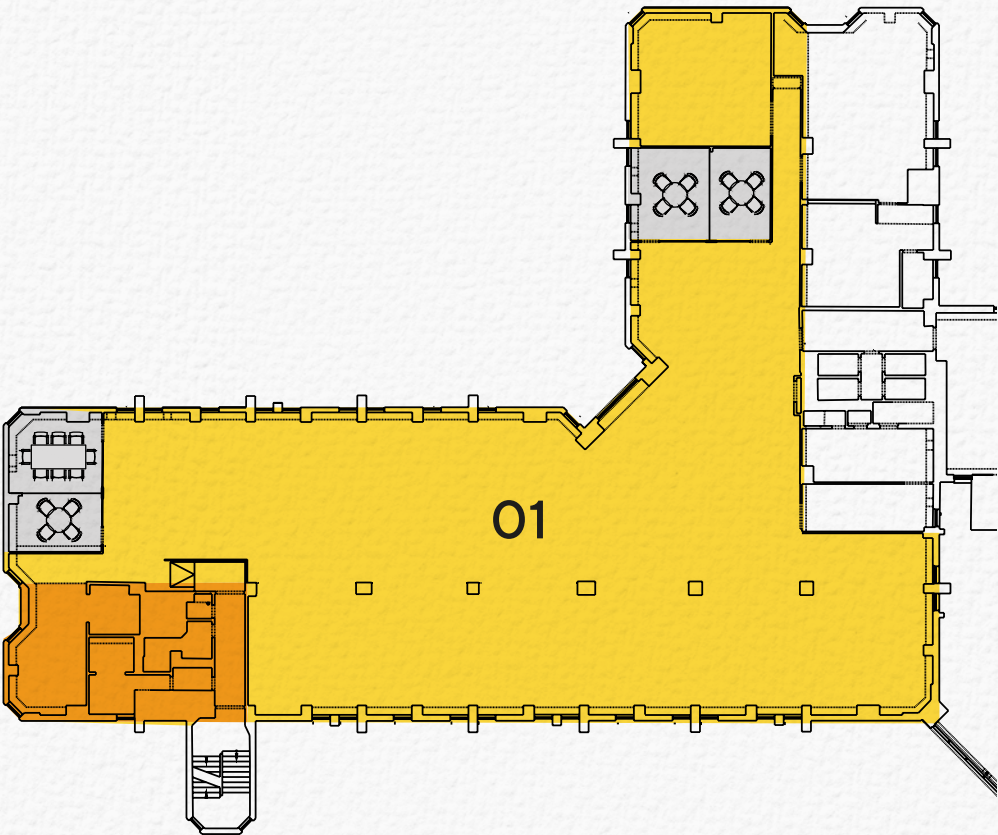
Office 01
9,096 sqft



Meeting room



Breakout
Space



First floor open plan office



Our Location

In the heart of Ipswich

Crown House is in the centre of Ipswich's business, shopping and cultural quarter so there's plenty for you to enjoy with great pubs and restaurants, hotels, galleries, theatres and fantastic shopping destinations. Ipswich Waterfront with its bustling marina's is a stonethrow away.



On your doorstep

A vibrant market town

Located on the estuary of the River Orwell, Ipswich is one of the oldest towns in England.

Not only is it steeped in history, arts and culture but with its excellent road and rail connections, it's one of the best places in the UK to set up your business.

Connectivity

By foot

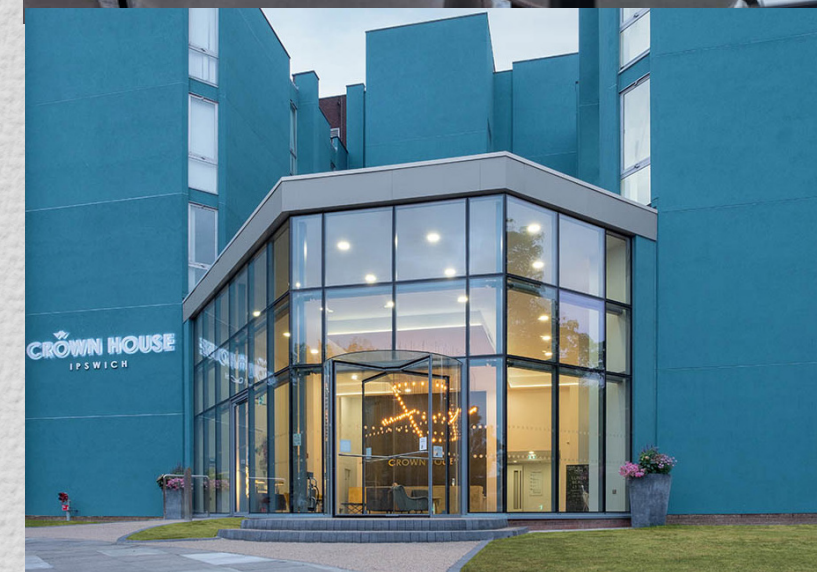
BUS STATION	2 min
IPSWICH TRAIN ST	15 min

By train

LONDON	70 min
NORWICH	38 min
CAMBRIDGE	80 min
LEEDS	3.5 hours
BIRMINGHAM	3.5 hours

By car

Close to the A12 and A14 with excellent connections to Cambridge, Bury St Edmunds, Colchester, Chelmsford and Norwich. The M25 and Stansted Airport are less than an hour away.





CROWN HOUSE

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www.crownhouse-ipswich.co.uk

*For further details or to arrange a viewing,
please contact one of our letting partners.*



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