



GRADE A, GRADE II LISTED, REFURBISHED CHARACTER OFFICES AVAILABLE TO LET

The Loft, The Maltings, Princes Street, Ipswich, Suffolk IP1 1SB

Total Area Approx. 330.3 sq m (3,555 sq ft)

- **Self-contained office suites on one floor**
- **Available with immediate effect**
- **200 metres from Ipswich Train Station**
- **Includes 5 on-site car parking spaces**

To let on new FRI lease terms - £60,000 per annum exclusive.





LOCATION

Ipswich is the administrative and county town of Suffolk, with a resident population of approximately 130,000 and a retail catchment population of around 300,000. The town is situated on the River Orwell, approximately 70 miles northeast of central London, 55 miles southeast of Cambridge, 43 miles south of Norwich, and 18 miles northeast of Colchester. Key road connections include the A12, which links to the A14, providing a primary route from the Port of Felixstowe (9 miles to the southeast) to the East Midlands. Ipswich, one of the fastest growing towns in the eastern region, is just one hour by train from London Liverpool Street.

SITUATION

This iconic building – a former maltings and nightclub – is a short walk to Ipswich Rail Station, and close to the town centre and popular Waterfront. It has been lovingly restored to create an exciting place to work, designed to appeal to a variety of different occupiers in a collaborative, inspiring environment. Now home to a number of long-standing professional tenants, including Miller Insurance, Handelsbanken, Network Rail and Planning Direct.

DESCRIPTION

The Loft is a self-contained office suite on the top floor of the Maltings development. The main access is through the central atrium. The offices have full aircon/heating through a Daikin VRV system and cabling with floor boxes throughout, there is also a fibre internet connection to the larger property. The Loft benefits from private W/Cs though there are shared W/Cs on each floor of the main building, including a disabled W/C with shower. In total, there is 555 sq m (5,974 sq ft) of circulation space, plant and W/Cs. Includes 5 car parking spaces.

ACCOMMODATION (all areas are approximate)

330.3 sq m (3,555 sq ft)

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

PLANNING

The property currently has consent for Class E office use. All interested parties should contact Ipswich Borough Council on 01473 432000.

BUSINESS RATES

Rateable Value £43,000. We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

SERVICES & SERVICE CHARGE

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition, including IT and telecommunications links. A service charge is applicable, further details upon request.

TERMS & TENURE

The premises are available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a rent of £60,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

Certificate Reference Number 0030-3961-0301-9500-5040, rating B50, valid until July 2029.

VAT

VAT is applicable.

VIEWING

To view or for further information, please contact:

Rachael Jackson at Penn Commercial
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ
Email: rachael@penncommercial.co.uk

01473 211933

Subject to contract