

Office

TO LET: Modern ground floor office suite, overlooking the River Orwell, with on-site car parking



Ground Floor, Orwell Landing, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ

Total Area Approx. 269.22 Sq M (2,898 Sq Ft)

- **Modern ground floor office suite, very well-presented**
- **Stunning views over Fox's Marina and River Orwell**
- **Fully air-conditioned**
- **12 on-site car parking spaces**
- **Cat 5E cabling**
- **Easy access to main A14/A12**

Available for immediate occupation, at a rent of £49,600 per annum exclusive.



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The office building is situated on the Fox's Marina complex at The Strand, Wherstead, Ipswich. The property has stunning views over Fox's Marina and the River Orwell and offers easy access to the main A14 and A12.

Description

The office accommodation is on the ground floor and comprises a mix of open plan space and separate meeting rooms/office areas, kitchenette and WC facilities. The suspended ceiling features recessed LED lighting and heating/cooling cassettes. We understand that Fibre internet is connected, providing average speeds of approx. 55mb/s. There are 12 car parking spaces provided onsite, and further spaces may be available subject to agreement. The premises are available for immediate occupation.

Accommodation (all areas are approximate)

Total Area Approx. 269.22 Sq M (2,898 Sq Ft)

Legal Costs

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

Planning

Class E office planning. All enquiries to Babergh District Council.

EPC

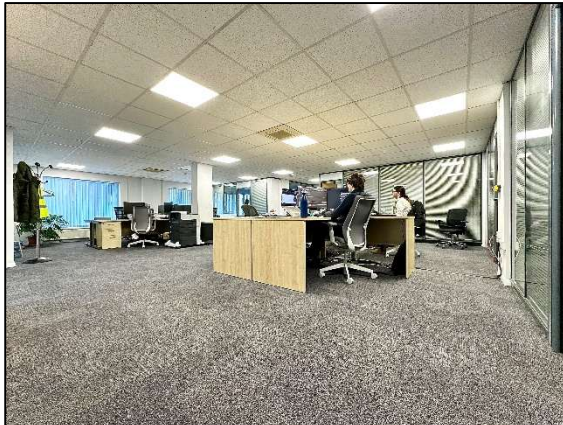
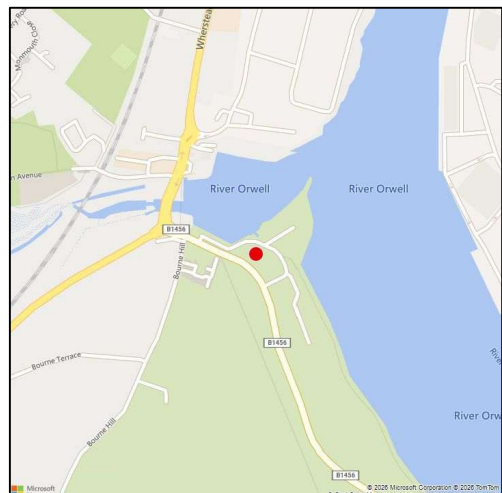
A full copy of the EPC is available upon request, reference: 4826-7201-2993 5214-8952 rating B28, valid until October 2034.

Terms & Tenure

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed, at a commencing rental of £49,600 per annum exclusive.

VAT

VAT is applicable.



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. There is a Service Charge payable, further details upon request. Buildings Insurance to be confirmed.

Business Rates

Rateable Value: To be separately assessed. All interested parties should contact Babergh Mid Suffolk Council on 0300 123 4000.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



**Suite C, Orwell House, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ**

01473 211933

**rachael@penncommercial.co.uk
penncommercial.co.uk**

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