HYDE PARK HOUSE

OFFICES TO LET

SUITES AVAILABLE FROM 1,000 SQ FT TO 5,725 SQ FT

CROWN STREET
IPSWICH IP1 3LG

- OPEN PLAN OFFICE
- LED LIGHTING
- GENEROUS ONSITE PARKING PARKING RATIO 1:440 SQ FT
- FULL REFURBISHMENT AVAILABLE
- CARPETED FLOORS
- LIFT & STAIRS
- SUSPENDED CEILINGS
- BRAND NEW VRV SYSTEM
- LOCAL LEISURE & RETAIL AMENITIES

HYDE PARK HOUSE IS A MODERN PURPOSE-BUILT OFFICE BUILDING ARRANGED ACROSS A GROUND AND TWO UPPER **FLOORS TOTALLING 28,305 SQ FT**

THE SPACE

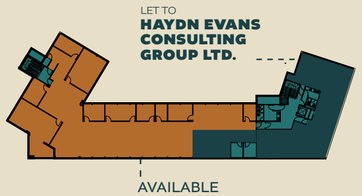
THE ACCOMMODATION

SELF-CONTAINED OFFICE SPACE **INCLUDES** MEETING ROOMS, BREAK OUT SPACE, OFFICES AND PARKING

FLOOR	SIZE	
GROUND	LET	
FIRST	LET	
SECOND	**5,725** SQ FT	OPTION TO SPLIT FROM **1,000** SQ FT

1ST FLOOR

2ND FLOOR

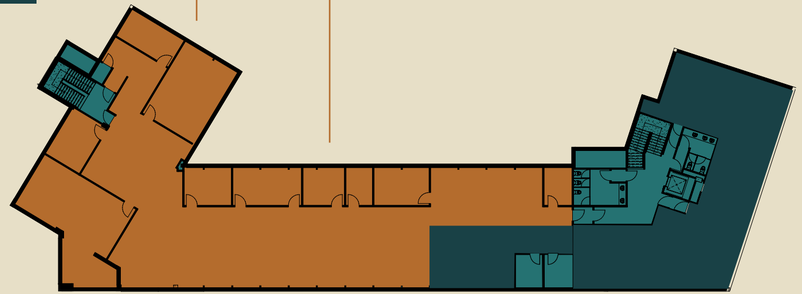


GROUND FLOOR

- AVAILABLE
- LET
- FACILITIES

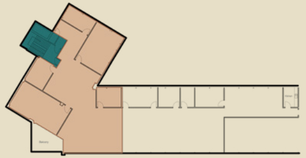
THE CONFIGURATION

FROM **1,000 - 5,725 SQ FT** WITH BESPOKE FIT-OUTS AVAILABLE,
ANY CONFIGURATION OR ARRANGAMENT OF FLOOR SPACE.



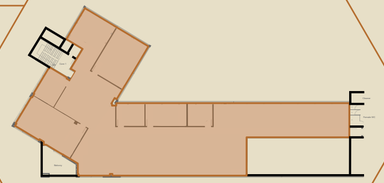
THESE PLANS ARE FOR
ILLUSTRATIVE PURPOSES ONLY

OPTION TWO



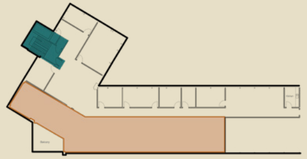
3300 SQFT

OPTION ONE



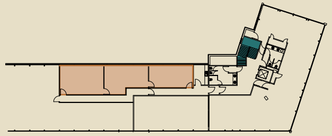
5725 SQFT

OPTION THREE

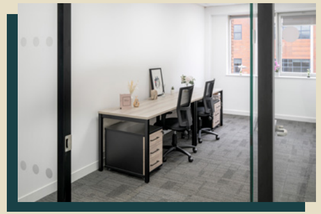


2500 SQFT

OPTION FOUR



1000 SQFT



A14	10 MINS
LONDON	1HR 50MINS
NORWICH	65MINS
CAMBRIDGE	60MINS
STANSTED	60MINS

LONDON	1HR 10MINS
NORWICH	40MINS
FELIXSTOWE	25MINS
COLCHESTER	18MINS

NORWICH	1HR 20MINS
LUTON	1HR 50MINS
STANSTED	1HR 9MINS

THE PROPERTY OCCUPIES A PROMINENT LOCATION ON THE CORNER OF CROWN STREET AND HIGH STREET, THE CENTRAL RETAIL AND COMMERCIAL DISTRICTS ARE SITUATED DIRECTLY TO THE SOUTH

THE LOCATION

CENTRAL BUSINESS DISTRICT

CROWN POOLS

SAILMAKERS MARKET

THE BUTTERMARKET

FROM ABOVE

RIVER ORWELL

WATERFRONT & MARINAS

UNIVERSITY OF SUFFOLK

HYDE PARK HOUSE

TERMS

New FRI lease. Available on standard leasing terms, managed solutions, or turnkey.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The current EPC rating is B.
A full certificate is available upon request.

AGENT ENQUIRIES

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ALL ENQUIRIES

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