

**Office**

## **FOR SALE: Convenient two-storey office premises, with car parking**



**Sir Thomas Slade Court, 118 Star Lane, Ipswich , Suffolk IP4 1JN**

**Total area approx. 3,660 Sq Ft (340.01 Sq M)**

- **Close to town centre**
- **With shared car parking, approx. 18 spaces**
- **Finished to a contemporary standard**
- **Mainly open-plan office accommodation, across two floors**
- **Currently tenant-invested investment**

**Available for sale freehold at a price of £400,000. The property is currently tenanted, the tenants are vacating on 31<sup>st</sup> January 2027.**



## Location

Ipswich is the administrative and county town of Suffolk, with a resident population of 130,000 and a retail catchment population of approximately 350,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, 27 miles south of Bury St Edmunds 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

Located on the corner of Star Lane and Neale Street within Ipswich's one-way system, the property sits adjacent to St Clements Church.

## Description

A semi-detached self-contained office accommodation over two floors, set within a shared car park with approximately 18 spaces. The space is predominantly open-plan, providing flexible and efficient work areas, with supporting amenities including kitchens and WC facilities on each floor. The ground floor features a welcoming entrance lobby, a kitchen off the main circulation area, and glazed internal partitions that maximize natural light while creating defined work zones.

The first floor continues in an open-plan layout, with three private offices to the western side and an additional shared kitchen, offering a mix of collaborative and individual workspaces. Finished to a contemporary standard, the offices include carpeted flooring, painted walls, perimeter trunking with power and data connectivity, suspended ceilings with integrated lighting, and a combination of climate control via air conditioning and radiators.

The property is currently tenanted. The tenants have advised the landlord of their intention to vacate in September 2026, subject to formal notice being served under the terms of the lease.

## Accommodation (all areas are approximate)

**3,660 Sq Ft (340.01 Sq M)**

## Legal Costs

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

## Terms & Tenure

Offered for sale freehold at a price of £400,000. The property is currently tenanted, the tenants are vacating on 31<sup>st</sup> January 2027.

## VAT

VAT is applicable.

## Services & Service Charge

To be confirmed.

## Business Rates

Rateable Value (1 April 2023): £33,250. All enquiries to Ipswich Borough Council.

## Planning

Class E office use. All enquiries to Ipswich Borough Council.

## EPC

To be commissioned.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

**01473 211933**

**shaun@penncommercial.co.uk  
penncommercial.co.uk**

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