

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



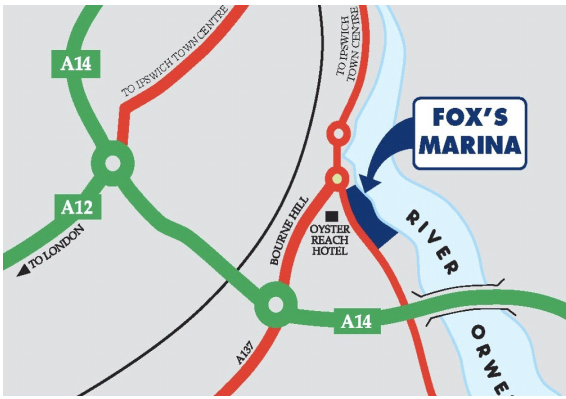
Suite B, Orwell House, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ

Total area approx. 649 Sq Ft (60.29 Sq M)

- **Direct views over Fox's Marina and River Orwell**
- **Fully air conditioned**
- **4 on-site car parking spaces**
- **Cat 5E cabling**
- **Easy access to main A14/A12**
- **Popular Outlook Bar on site**

Available to let at a rent of £11,682 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 direct views over Fox's Marina and the River Orwell and has easy access to the main A14.

Description

The property comprises a ground floor, self-contained modern office suite, providing open plan accommodation, benefiting from air conditioning throughout and Cat 5E cabling. There is a WC and staff facilities within the unit and 4 onsite car parking spaces.

Accommodation (all areas are approximate)

649 Sq Ft (60.29 Sq M)

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

Rating 62C, Valid until 23rd May 2029, Certificate Number 9912-3075-0310-0502-5391.

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 £11,682 per annum exclusive.

VAT

VAT is applicable.

Services & Service Charge

We understand that mains water and electricity are available. Electricity is sub-metered. Service charge of £2,100 per annum, plus VAT. Building insurance to be charged separately, details available on request.

Business Rates

Rateable Value: £8,000 until 31st March 2026. From 1st April 2026: £9,500. All enquiries to Babergh District Council.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

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