



**AVAILABLE TO LET**

Self-Contained First Floor Offices

30 Wharfedale Road, Ipswich,  
Suffolk, IP1 4JP

**RENT**

**£19,000**  
per annum exclusive

**AVAILABLE AREA**

**2,289 sq ft**  
[212.66 sq m]

## IN BRIEF

- » Good access to the town centre & A14
- » Modern offices with 7 car parking spaces
- » Available for immediate occupation

## LOCATION

30 Wharfedale Road is located off Dales Road in the established Dales Road industrial area to the west of Ipswich town centre, approximately 1.5-2 miles from the centre. The property benefits from good local road connectivity, with Dales Road linking to Norwich Road (A1156) and providing access to the wider Ipswich road network. The A14 is accessible a short distance to the west.

## DESCRIPTION

The premises comprise a self-contained first floor suite accessed via a rear entrance. The accommodation provides predominantly open plan offices incorporating a tea-point, together with a number of smaller private offices, a boardroom and WC facilities.

The specification includes suspended ceilings with fluorescent lighting, carpeting, perimeter data & power points, and air-conditioning to part.

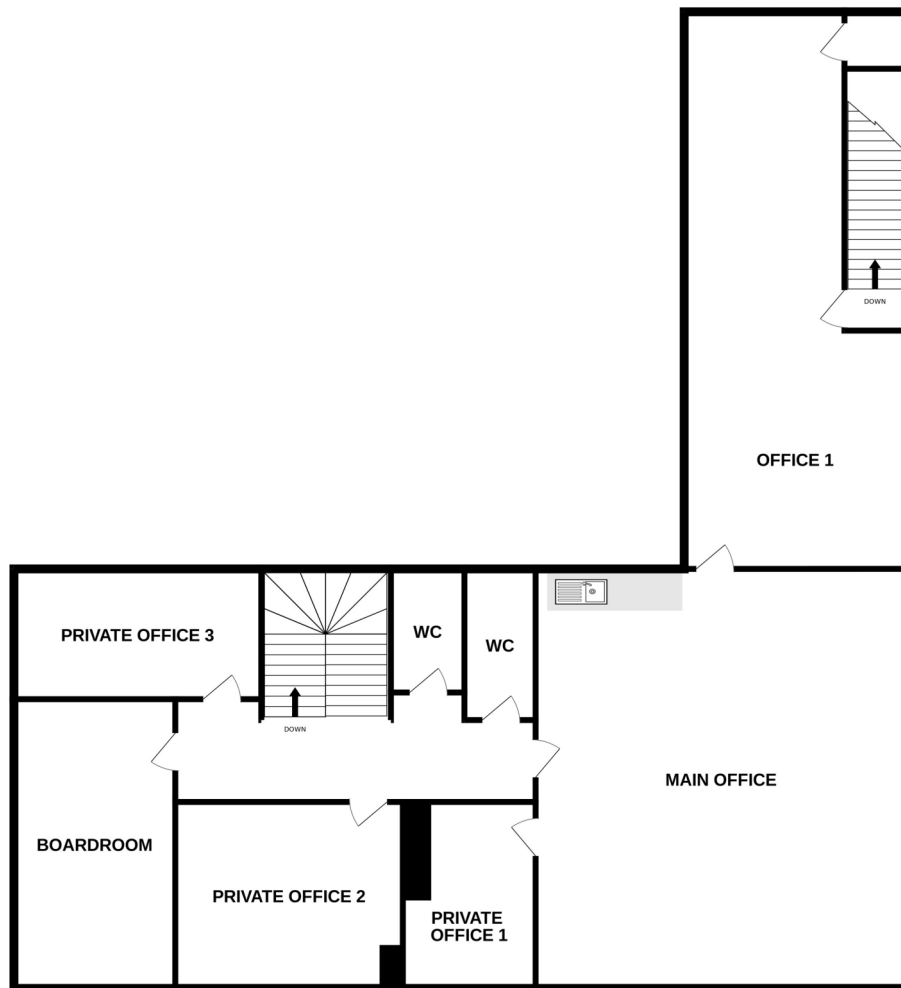
The office suite will benefit from 7 car parking spaces.

## ACCOMMODATION

The premises provide the following approximate net internal floor areas:

|                                 |             |               |
|---------------------------------|-------------|---------------|
| » Main office                   | 686 sq ft   | [ 63.68 sq m] |
| » Office 1                      | 469 sq ft   | [ 43.52 sq m] |
| » Private office 1              | 86 sq ft    | [ 7.96 sq m]  |
| » Private office 2              | 190 sq ft   | [ 17.64 sq m] |
| » Boardroom                     | 678 sq ft   | [ 62.97 sq m] |
| » Private office 3              | 167 sq ft   | [ 15.47 sq m] |
| » Cupboard                      | 15 sq ft    | [ 1.41 sq m]  |
| » Total Net Internal Floor Area | 2,289 sq ft | [212.66 sq m] |





NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## SERVICES

It is understood the property is connected to a mains water, drainage and electricity. The first floor tenant will contribute 30% of the costs.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

C (52) ref: 2051-3852-5070-3307-8905

## BUSINESS RATES

According to the Valuation Office Agency website, the retail premises has a Rateable Value of £13,500 with a Rates Payable (2026/27) of £5,832 based on the current UBR of £0.43. Small business rates relief may be available, subject to eligibility.

All interested parties should make their own enquiries with the Local Authority in order to verify their rating liability.

## LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk IP1 2DE

Telephone: 01473 432000

## TERMS

The suite is available on a new effective full repairing and insuring business lease at an initial rent of £19,000 per annum exclusive.

A ad-hoc service charge is payable in relation to the maintenance of the building, and common areas.

The rent is subject to VAT.

## LEGAL COSTS

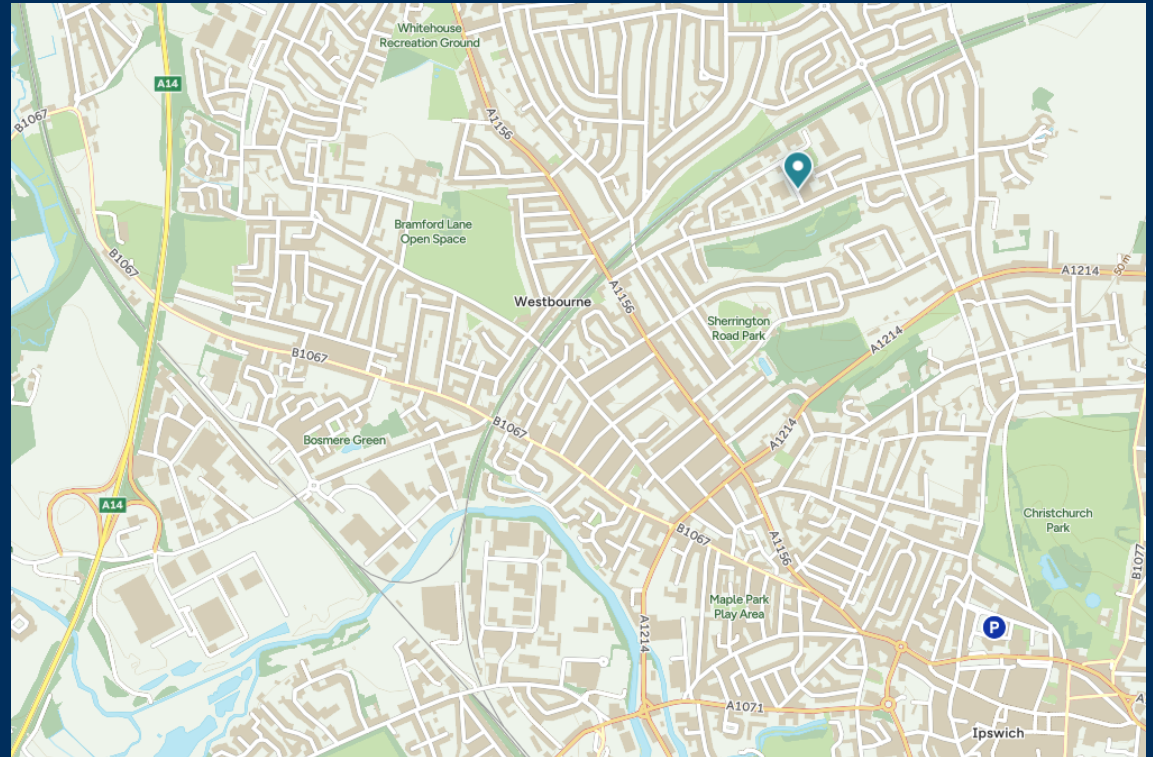
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

Fenn Wright  
1 Buttermarket  
Ipswich  
Suffolk  
IP1 1BA

Contact:  
Hamish Stone  
T: 01473 220211  
E: hws@fennwright.co.uk

fennwright.co.uk  
01473 232701



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created July 2026.

