



AVAILABLE TO LET - INDIVIDUALLY OR COMBINED

Three Office Units with Parking - To Be Refurbished

Unit 5,6 & 7 Alpha Business Park, Whitehouse
Road, Ipswich, Suffolk, IP1 5LT

RENT

£19,950 - £59,850
per annum exclusive

AVAILABLE AREA

1,144 - 3,469 sq ft
[106.27 - 322.31 sq m]

IN BRIEF

- » Located on an established business park with easy access to the A14 and town centre
- » Generous forecourt parking provisions
- » Available for immediate occupation upon refurbishment

LOCATION

Alpha Business Park is situated on Whitehouse Road, off Norwich Road to the north west of Ipswich town centre. The business park is within close proximity to the A14 interchange providing excellent road communications with Felixstowe, the Midlands and the national motorway network. Ipswich town centre is located within approximately 2 miles.

DESCRIPTION

The properties comprise a terrace of three self-contained, two-storey office units with glazed frontages. The accommodation is arranged to provide predominantly open plan office space together with private offices/meeting rooms. Ancillary accommodation includes kitchen and WC facilities.

The existing specification includes gas fired central heating, fluorescent lighting and carpet floor coverings. Two of the three units are scheduled to undergo refurbishment, to include the installation of new comfort cooling and heating, LED lighting, new floor coverings and replacement kitchens.

Externally, allocated car parking is provided to the front of the units. In addition, the front elevations are to be resprayed grey as part of the refurbishment works.

ACCOMMODATION [Approximate Net Internal Floor Areas]

» Unit 5 Total	1,151 sq ft	[106.93 sq m]
» Unit 6 Total	1,144 sq ft	[106.27 sq m]
» Unit 7 Total	1,174 sq ft	[109.10 sq m]
» Combined Total	3,469 sq ft	[322.31 sq m]

A breakdown of the accommodation can be provided upon request. The above measurements exclude WC's & circulation space.

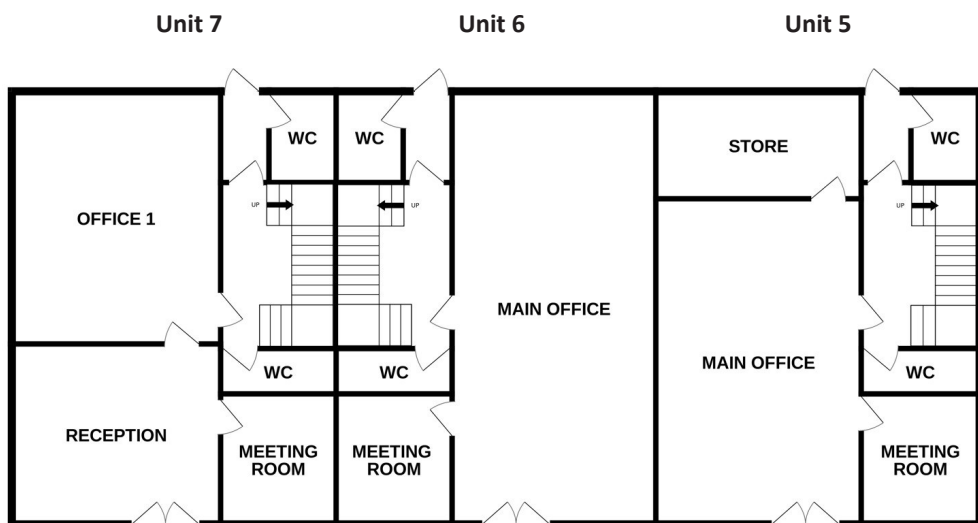


Indicative refurbishment images based on Unit 11 (refurbished 2025)

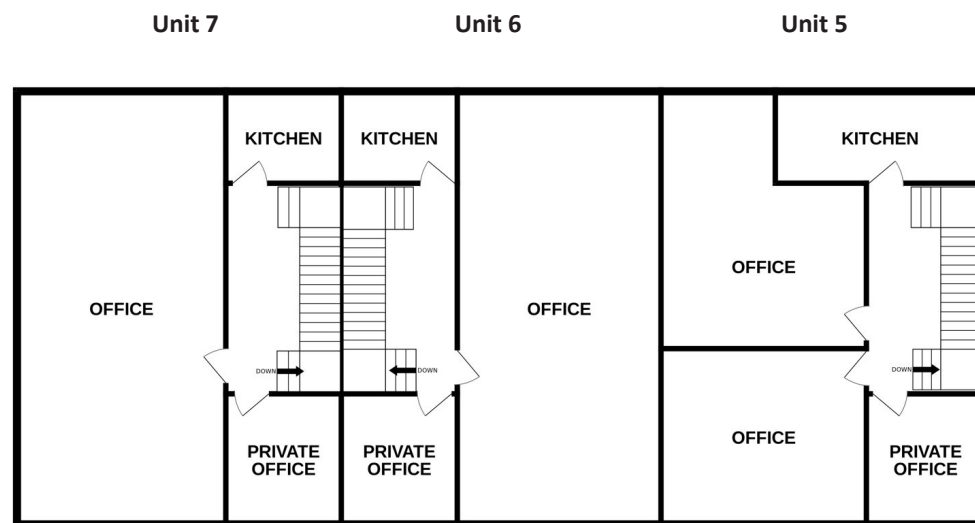


Indicative refurbishment images based on Unit 11 (refurbished 2025)

GROUND FLOOR



1ST FLOOR



Floor Plan - Not To Scale For Identification Purposes Only

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage.

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 of those serving the property including IT and telecommunication links.

BUSINESS RATES

The units are to be reassessed for rating purposes upon occupation, depending on the subdivision and number of units taken.

Interested parties should make their own enquiries with the local rating authority to verify their business rates liability.

PLANNING

The property has previously been used as offices within Class E (g)(i) of the Town & County Planning (Use Classes) Order 1987 (as amended). Class E allows for a variety of uses including medical & health services, research & development, professional & financial, all of which may suit the premises.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

LOCAL AUTHORITY

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

Telephone: 01473 432000.

ENERGY PERFORMANCE CERTIFICATE [EPC]

To be reassessed upon completion of the refurbishment works.

SERVICE CHARGE

A service charge is payable in relation to the common areas of the estate. Further details are available upon request.

TERMS

The premises are available on new full repairing and insuring leases for terms to be agreed.

Following refurbishment, the quoting rent is £19,950 per annum exclusive per unit (£59,850 per annum exclusive for all three units combined). Occupiers may also have the option to take units in their existing condition at a reduced rent, subject to terms.

The rent and service charge are subject to VAT.

LEGAL COSTS

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

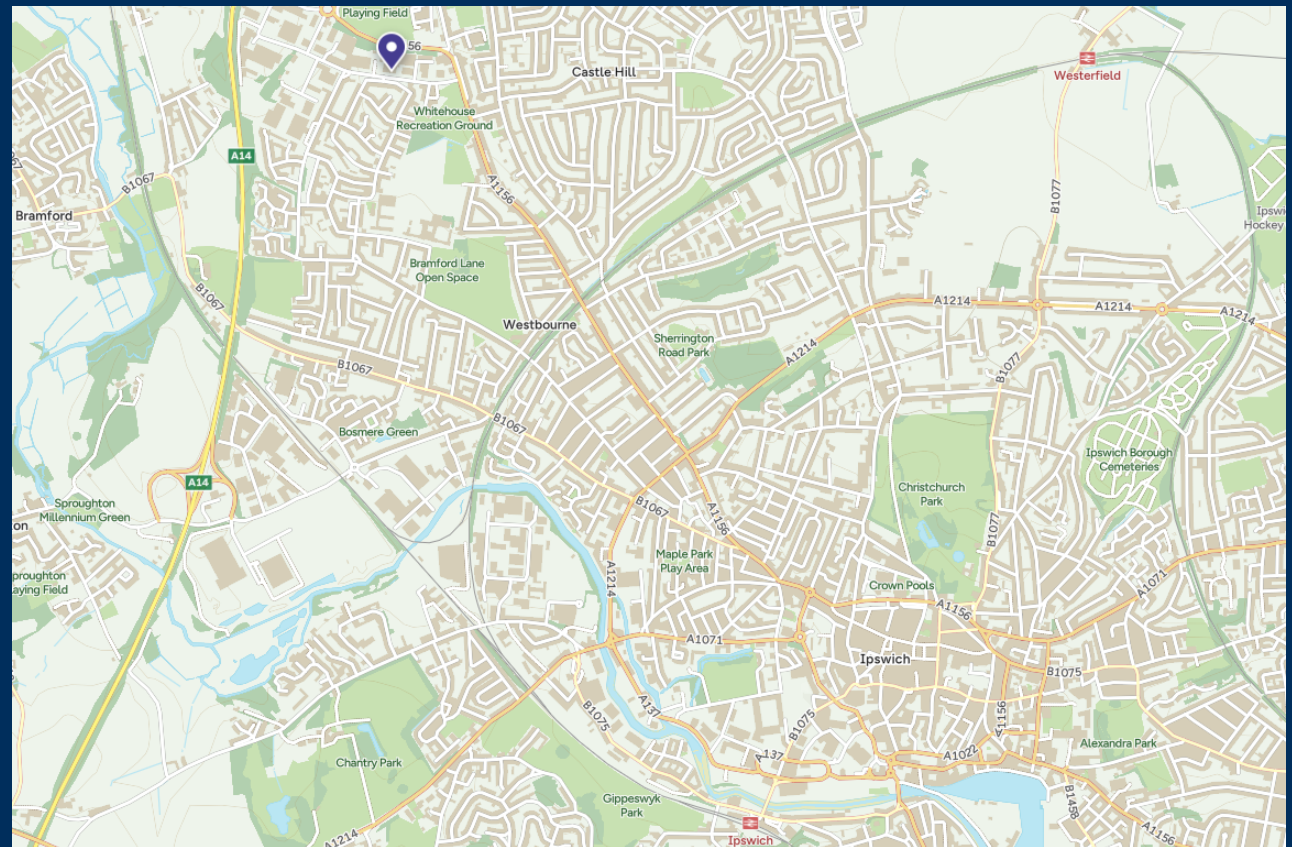
ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE LETTING AGENTS:

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Particulars created August 2026

