

OFFICE PROPERTIES TO LET



16 & 16A Museum Street, Ipswich, Suffolk IP1 1HT

Total Area Approx. 1,623 sq m (17,469 sq ft)

- Two multi-storey detached buildings
- Well-presented, open plan office accommodation
- In Ipswich town centre
- Class E office space
- With on-site car parking

16 & 16A: Available to let at respective rents of £60,000 & £80,000 per annum exclusive.

Total rent of £140,000 per annum exclusive for both buildings.



Ground Floor Suite, 10 Queen Street, Ipswich, Suffolk IP1 1SS

Total Area Approx. 57.5 sq m (619 sq ft)

- Newly-refurbished to a high standard
- Convenient town centre location
- Close to the popular Waterfront
- Public car parking nearby
- Suitable for various Class E uses, STPP – inc. professional services, recruitment, physiotherapist
- Located in a high footfall area

Available to let at a rent of £9,000 per annum exclusive.



Serviced Suites at Framlingham Technology Centre, Station Road, Framlingham, Suffolk IP13 9EZ

Total Area Approx. 252.91 sq m (2,723 sq ft)

- Modern, comfortable offices, friendly reception & on-site support
- Meeting rooms available when you need them
- A supportive business community
- A peaceful, accessible Suffolk location
- Financial benefits: Lower monthly costs / No long leases / No business rates / No unexpected hidden charges
- Complimentary on-site parking

Available to let on a minimum 1-year lease (with 3-months' notice either way), £30 per sq ft for offices, £20 per sq ft for workshops.

STRONG DEMAND ACROSS ALL SECTORS – FREEHOLD & LEASEHOLD

We are finding that across all markets – retail, office and industrial – there is a surplus of high-quality tenants and purchasers and a lack of stock. So, if you have any new instructions, please let us know. Attractive yields available.





Ground Floor Office Suite, Orwell Landing, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ

Total Area Approx. 269.22 sq m (2,898 sq ft)

- Modern ground floor office suite, very well-presented
- Stunning views over Fox's Marina & River Orwell
- Convenient for Sizewell C
- Fully air-conditioned
- 12 on-site car parking spaces
- Cat 5E cabling
- Easy access to main A14/A12

Available to let for immediate occupation, at a rent of £49,600 per annum exclusive.



Various Modern Office Suites, Chalfont Square, Old Foundry Road, Ipswich, Suffolk IP4 2AJ

From 125.41 sq m (1,350 sq ft) to 770.44 sq m (8,293 sq ft)

- Prominent town centre location
- Great connections to major roads
- High-specification offices
- Allocated car parking spaces in the rear courtyard

Available to let at a starting rent of ca. £8.00 per sq ft exclusive.



25 St Helen's Street, Ipswich, Suffolk IP4 1HH

Total Area Approx. 159.40 sq m (1,715.78 sq ft)

- Convenient town centre location
- Close to amenities
- Suitable for various Class E office uses, STPP – inc. professional services, recruitment, physiotherapist
- On-site car parking

Available to let at a rent of £20,000 per annum exclusive.

Viewing:

Strictly by prior appointment with sole agents Penn Commercial on:



info@penncommercial.co.uk
penncommercial.co.uk

Suite C Orwell House, Fox's Marina,
The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ

BUILDING ON SUCCESS SINCE 2007

NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notice that: 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2. All descriptions, statements, dimensions, references to availability, conditions and permissions for use, and occupations of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rates and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment, have any authority to make or give, any representation or warranty whatsoever in relation to this property. 5. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 6. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.