

## Covid-19

It feels strange to have to title the Penn Commercial property newsletter with the name of a virus that 8 weeks ago we didn't really know anything about, but today is a national crisis that is the topic of conversation for everybody. By the time this newsletter has been sent out, the likelihood is that the situation will have changed. We will continue to follow the government advice, taking all precautions that we can whilst continuing to run the business with as little disruption as possible. With advances and investment in technology, we will be able to deliver an uninterrupted service to our clients from home and we intend to remain proactive and maintain the high quality service that our clients are accustomed to during the coming months. We wish our clients, colleagues, and friends well during this testing time.

# Penn Commercial Property Newsletter

## Q1 - 2020 Edition

At Penn Commercial, we have over 80 years' combined sector experience, giving us unrivalled knowledge of buyers and tenants in the eastern region and making us exceptionally well positioned to understand clients' needs. Our highly focused, proactive approach, excellent marketing and personal service make us the go-to agency for a broad range of clients from small businesses with single units to international companies with substantial property portfolios.

From our base on the River Orwell, we offer a full range of professional property services including:

- Landlord & Tenant • Schedules of Dilapidations and Condition • Schedules of Repair • Design and Build • Valuation • Rating • Development Appraisals • Asset Management • EPCs

From initial contact to signing the contract, our friendly, knowledgeable and responsive team will be on hand to assist you every step of the way. For an informal discussion about any commercial or industrial property requirements you may have, please call Vanessa Penn on **01473 211933**.

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## Estates Gazette Regional Deals Competition



Having recently won the most active agent and most active dealmaker in Suffolk during the 2019 Estates Gazette deals competition, we are pleased to announce that the results for the wider regional competition have been published. Penn Commercial have been placed fourth for the entirety of the East of England in the industrial and office categories. Congratulations to the winners Barker Storey Matthews who for the second year running placed first overall from their Cambridge, Huntingdon, Peterborough and Bury St. Edmunds teams.

## New Instructions

### Landguard Point Enterprise Centre, Felixstowe

This former factory/HQ facility will be reconfigured (Subject to planning permission) to provide a number of units to suit small, medium and large businesses to form a cluster of companies within very close proximity to The Port of Felixstowe and the main A14.

Current designs offer 8 new industrial, warehouse & trade counter units, 12 new offices and an A3 sandwich bar. There is flexibility in regards to the sizes/lease terms available. [Brochure](#)





## Beamish Hub, Ransomes Europark

Prestigious instruction of 16 new high quality business units are available to let on Ransomes Europark. The B1 & B8 units range from approx. 300-1,100 sq ft and are to be let on a simplified lease agreement that includes insurance and service charge within the annual rent.

Full list of units with their sizes and costings available [here](#).

## Unit 1 Stonewall Farm, Hemmingstone

Modern warehouse unit (B1/B2) with good yard, parking and circulation area. Offering 6,000 square feet (557.41 sq m) of warehouse plus refurbished offices of 474 sq ft (44 sq m). The unit has 3 phase electricity and a roller shutter door.

The unit is available to let on new lease terms at a rent of £36,000 per annum exclusive.

[Brochure..](#)



## Unit 4 Gulpher Road and Unit 4 Peninsula Business Centre

Unit 4 Gulpher Road, Felixstowe is a detached converted barn providing open plan office accommodation of 1,537 sq ft (142.8 sq m) either for sale or to let. £11,000 per annum exclusive or o.i.e.o. £200,000.

Unit 4 Peninsula Business Centre, Wherstead is a converted Grade II listed barn providing office accommodation over two floors of 1,060 sq ft (98.47 sq m), minutes away from the A14. The offices are to let on new lease terms at a rent of £12.50 per square foot.

## Recent Transactions

### 57 Thoroughfare, Neptune Marina, 19C Woolpit Business Park, Lion Barn Industrial Estate.

Even with the uncertainty of Covid-19, we have had a busy start to the year with a number of transactions completing in the first quarter.

A 1,304 sq ft office unit adjacent to the university has been let to Colchester based Monumental Ink. for their second Tattoo Studio.

In Woodbridge, 57 Thoroughfare was sold to local property developers. The property includes an investment retail premises and further site that will be converted in to two residential premises.

19C Woolpit Business Park, a 3,500 sq ft industrial unit has been successfully let to Clarke Welding Services.

Half an acre of land on the Lion Barn Industrial Estate was let to Quinto Cranes for £25,000 per annum on a 10 year lease. After a purchase fell through on a site on Ransomes Europark, Penn Commercial worked with Peter Colby Commercial to provide them with a temporary home at Lion Barn Phase 3 while a permanent site was prepared on Plot 2a, Phase 2.



## Ellisons Solicitors

Vanessa Penn attended a Charity Fashion Show at Milsoms on 11th March sponsored by Ellisons showcasing Anna Fashions. Monies were raised for the Gee Whiz charity.

As a result of COVID-19, the Government has set out a package of measures to assist businesses through the disruption. Ellisons Solicitors commercial property team have written a note that concentrates on the business rates relief measures which have been announced, and summarises other associated financial measures which will assist businesses and are connected to business rates. [To read more, please click here.](#)



Ellisons Solicitors is a top 200 UK firm, and one of the region's oldest, most established and fastest growing firms, having almost doubled in size over the past four years. With a total team of almost 250 people, including 25 partners – and seven offices located across Suffolk and Essex, alongside an office in London: Colchester, Chelmsford, Ipswich, Bury St Edmunds and Tendring (Harwich, Clacton-on-Sea and Frinton-on-Sea), we have a proven track record of providing clients with first class service and advice, enabling them to make the right decisions.

Ellisons offers a comprehensive range of services to both corporate and private clients, including: Commercial Property, Immigration, Residential Property, Dispute Resolution, Wills, Trust and Probate, Insurance Litigation, Employment and HR, Corporate and Commercial, Financial Advice, International Services and many other areas which are listed on the [website](#).

Ellisons is a member of the Alliot Group, an international alliance of accountants and lawyers - giving Ellisons a unique position with global connections and referrals from international legal and financial advisors.

### PENN AFFILIATES

We recommend using our business affiliate partners who offer a variety of property services to our clients...

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