

For unrivalled knowledge of commercial property in the East of England

# property focus

YOUR PRO-ACTIVE FOUNDATION FOR SUCCESS

SUMMER 2021 BUMPER ISSUE



## Welcome

to our first newsletter of 2021. The last few months have presented us all with renewed challenges, but I am extremely proud of how our team has pulled together, battling away on behalf of all of our commercial agency and management clients.

*Penn Commercial has been named Suffolk's top-performing commercial property agent so far this year. Pictured, L-R: Robin Cousins, Tracy Vale, Rachael Jackson, Vanessa Penn, Pippa Moss, Paul Keen and Wendy Hicks*



The market has been busy, in spite of the various lockdowns and economic uncertainty; every week, we have published a letting or sale, whether it's a shop in Ipswich's Carr Street, or an investment in Woodbridge, and we are proud of our collective successes.

It is always rewarding to be recognised within our industry, and we were thrilled to be voted third and fifth in the industrial / retail sectors across the East of England in 'The EG Deals Competition 2020' earlier this year – celebrating 'The UK's Most Active Agents of 2020'.

We are also delighted to be named Suffolk's top-performing commercial property agent so far this year by leading commercial real estate data and intelligence experts, EG.

Moreover, we are very pleased to welcome three new team members; Jim Frankis, who has joined us as a Consultant; Rachael Jackson, to enhance our PR, marketing and commercial opportunities; and Carl Trigg, to support the management of our portfolio. Read more in 'Team News' on page 3.

Our management department has been working tirelessly, ensuring that rent invoices are sent out on time and rent collected. A lot of this success has come through our strong relationships with our tenants, ensuring that we keep in regular contact during these very difficult times for them and their businesses.

We have maintained the momentum on the

agency side, and our proactive approach has won us a number of major new instructions: Orwell Logistics Park, along the A14, near Felixstowe, where up to 1M sq. ft. will be constructed for the ever-expanding logistics sector; Crane Park, in Ipswich, to market 19 new industrial / trade counter units – 70% of which is now let or under offer; and 6.2-acre Portside Harwich, which was sold in April and is being developed by Burney Group.

Plus, a 63-acre industrial site at Stanton, just outside Bury St Edmunds, and a new instruction for Lawn Park Business Centre at Woolpit.

The logistics sector continues to boom. During the next 12 months, we are going to see more large sheds built – speculatively and bespoke – for end-users along the A14 corridor. Also, the green light for 'Freeport East' will bring demand from manufacturers looking to locate close to the 'Haven Ports' of Felixstowe and Harwich, taking advantage of the proximity to Europe and the attractive capital allowances on offer, of 130% over the next two years. Occupiers from London Heathrow are now considering Suffolk for the opportunities that the coveted 'Freeport' status will bring; in turn, enhancing land values and rents in the area.

Whilst retail has had a particularly difficult time, a lot can be achieved with positivity and a creative drive, including diversification in the town centre and pulling in new businesses, plus converting offices to residential use, which is a process that is already ongoing.

The office market is in a state of flux, but we have still succeeded in securing three major tenants at The Maltings in Ipswich, which is now 75% let. Although office behaviours may change to accommodate more flexible working, companies still want high-quality, Grade A space, and demand will be there for teams to meet and be creative, with a growth in satellite offices being set up in the regions.

With the economy opening back up again, we believe that this will lead to a very busy and expansive period for Suffolk, and East Anglia as a whole.

We hope that business is going well for you and we would be delighted to hear from you with any commercial property opportunities that you might have.

**Vanessa Penn**  
Managing Director, Penn Commercial

### 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.

#### INCLUDED IN THIS ISSUE:

COVID clauses – where do you stand? ▶

Team News ▶

'An agenda for growth in the East' ▶

Orwell Logistics Park ▶

The Maltings/The Coalyard developments ▶

# DAVEY BROS KEEPS IT LOCAL!



*Penn Commercial agreed the sale of Davey Bros' prime new showroom in Ipswich's Felixstowe Road – comprising ca. 169.3 sq m (1,822 sq ft) and occupying both ground and first floors – in February this year.*

**Penn Commercial's client, Davey Bros Motorcycles, is reporting encouraging sales at its new showroom, in a prominent corner location of Ipswich town centre, at 188 Felixstowe Road.**

The site of a former bank, the new showroom is located on one of the town's busiest main roads, at the junction of Hatfield Road and Felixstowe Road, and provides excellent opportunities for passing trade.

Robin Cousins, Associate at Penn Commercial, said: "At Penn Commercial, we pride ourselves on our personal approach, and it is an important part of our service to keep in touch with our clients to see how they are thriving in their new premises.

"We are very pleased that Davey Bros is benefitting from its prime new town centre location and that demand is proving strong for its impressive range of small motorcycles and scooters. This highly sought-

after new unit offers great visibility and presence, and we have been happy to assist in the growth of this long-standing local company."

Davey Bros has served the people of Suffolk – and beyond – since 1959. A family business, the company was started by Peter and Brian Davey, and is now run by local bike enthusiast, Mark Gardiner, along with his wife, Joanne, and her father, George.

Mark Gardiner, Director of Davey Bros, said:

"Our new light and characterful showroom gives us added visibility and is going down really well with our loyal local customers, as well as those who are new to Davey Bros. Robin at Penn Commercial worked closely with us to understand our needs and introduced us to this convenient, slightly bigger shop.



*Davey Bros is converting the former bank, which is equipped with a banking hall, offices and storage on the ground floor, together with staff facilities, kitchen and storage on the first floor.*

"In the two months since we opened, we sold upwards of 30 bikes, and we are finding that we are attracting a lot of interest in our scooters, of which we are a specialist, to both female and male customers, and especially younger riders. These are ideal for those looking to gain a bit of independence, and provide affordable and safe transportation, particularly if you live outside the town area. Electric bikes are also a strong seller, and we have been keen to get behind this up-and-coming technology.

"We are proud of what we offer here at Davey Bros and we have been able to take on a new staff member recently, meaning that we are investing, not just in the local area, but also in local people. As well as our spacious new showroom, we are also aiming to complete our new workshop and MOT bays by the end of June."

A scooter and small motorcycle specialist, Davey Bros provides a friendly and personal service, offering sales, service and MOT. It is a main dealer for Peugeot, Kymco, Lexmoto, Motorini, Zontes, SYM, Herald and Super Soco Electric.



*Davey Bros Motorcycles moved into its spacious new showroom – a former bank – in Ipswich's Felixstowe Road in February this year.*



## TOP 5 IN THE EAST FOR RETAIL AND INDUSTRIAL IN THE 'EG DEALS COMPETITION 2020'

Penn Commercial is delighted to be named 3rd in the 'Industrial' category and 5th in the 'Retail' category across the whole of the East of England in 'The EG Deals Competition 2020' - celebrating 'The UK's Most Active Agents of 2020'.

### The influential EG judges said:

"EG is sending a hearty congratulations for your success in what will be our last ever annual 'Most Active Agent Competition'. Despite all the challenges 2020 threw at us, you have been placed in the top 5 in the East of England for Retail and Industrial."

### Vanessa Penn, Managing Director of Penn Commercial, said:

"Even during lockdown, Penn has been achieving great results up against the top regional firms. I am thrilled."

# team news

At Penn Commercial, we pride ourselves on our personal service, and are committed to providing the most efficient, friendly and value-driven experience that we can to all our clients and applicants. Our focus on staff and customer service is the foundation of our success; we are thrilled to be rated as Suffolk's top contributor for lettings and occupational sales for the first half of this year by leading commercial real estate data and intelligence experts, EG.

"People make companies great," says **Vanessa Penn, Managing Director of Penn Commercial**, "and we are excited to be welcoming three excellent new colleagues to our team. All with different skill sets, but essential to enable us to expand our market share, as we capitalise on the growth across East Anglia and the ambitious development plans along the A14 corridor through 'Freepoint East'."

## Robin Cousins



Robin was promoted to Associate earlier this year, having joined Penn as Trainee Negotiator in 2017. He is taking on even more responsibility for larger instructions, as he progresses with his technical training.

## Jim Frankis Dip. Est. Man.



We are delighted to welcome Jim, formerly of King Sturge, and a founder of Frankis Porter, to our team, as a Consultant. Jim brings with him a wealth of experience in the industrial, warehousing and logistics sectors.

You can find out more about Jim on page 6.

## Rachael Jackson MCIPR



We are also pleased to welcome Rachael, as our new Marketing & Commercial Consultant. She will be enhancing our PR and marketing, as well as developing new business, to ensure that we continue to give our clients the best service and profile that we can, both locally and regionally.

## Carl Trigg



Carl joins Penn Commercial as a Property Manager, to support the management of our commercial property portfolio.

Carl comes with strong experience of working on industrial estates and mixed-use schemes. He is responsible for facilities, Health & Safety, risk assessments, contractors and general supervision of the Penn portfolio throughout Suffolk.

## What our clients say...

**BEAMISH HUB**  
BUSINESS SPACE

*Robin's open-mindedness and 'outside the box' attitude made him the obvious choice for marketing Beamish Hub.*

*The working relationship has been straightforward and timely. Robin has been focussed on helping us find the right tenants for our development and has been a helpful sounding board throughout the process.*

**Sarah Ingleby, Beamish Hub**



Dear Robin,

*It has been an unexpectedly long road, but thank you for all the effort you put into the transaction.*

*It certainly would not have happened without you! With very many thanks.*

**Chris Bartram, Tramco Cambridge Ltd**



*Chandlery Developments are delighted with the service of Penn Commercial. Their proactive approach has secured tenants for the two units at The Chandlery, Woodbridge, then sold the investment to Cambridge Commercial Property Ltd, and subsequent freehold investment sales.*

*"In a difficult market, Penn don't just put the deals together, but more importantly, Paul has worked closely with the investor and the banks on the property valuations.*

*"We would not hesitate to recommend Penn for a first-class service.*

**Julian Wells, FW Properties**



*It is important to us that we remain close to the community that we serve, and we are lucky that this unit came up at the right time, at the right price. Robin at Penn worked closely with us to understand our needs and introduced us to this convenient, slightly bigger shop.*

**Mark Gardiner, Davey Bros Motorcycles**

# COVID clauses in leases

## – where do you stand?

We find out more about the legal standing of these lockdown-related clauses from Catherine Abbott, Partner / Solicitor in the Ellisons' Commercial Property team, where she has been for nearly three years, based at Wherstead Park, Ipswich.

LEASE AGREEMENT  
[Landlord's Name]  
in the City of  
the "Landlord" A

### What are 'COVID clauses'?

COVID clauses tend to appear in lease negotiations, be it new leases or on renewal.

They are a mechanism whereby the landlord and tenant agree that payment of rent (and potentially other sums payable under the lease) are suspended during the period of any lockdown, for example, as part of a pandemic response.

We've seen them more commonly in leases of retail and hospitality premises, rather than office and industrial leases.

### How do they work?

COVID clauses have to be negotiated and agreed by both the landlord and tenant. They work by relieving the tenant from the obligation to pay the rent, and potentially other sums due under the lease, for a specified period. This could be linked to a lockdown, requiring businesses of a particular nature to close, or following a recent case [W H Smith v Commerz], where a tenant is one of a number of businesses that can remain open during a lockdown, as an essential shop, but where the rest of the businesses in the locality are required to close, because they are not essential shops.

### Why are they in place?

They can help a business to survive a lockdown, preserving the ongoing landlord and tenant relationship beyond the lockdown period.

### Who do they protect?

They can prevent a tenant from going out of business, where they have no income from the use of their premises, and would otherwise have to pay rent.

They can also protect a landlord, who is willing and able to cooperate with a tenant to keep the lease alive, thereby preventing the tenant from going bust and leaving the landlord with an empty property and the trouble of finding a new tenant.

### How common are they?

In my personal experience, not very common. I have only had one attempt for such a clause to be introduced by a tenant's solicitor, which was for an office lease. The landlord rejected the request, but did offer a straight break clause after a number of years. The tenant accepted this and the lease was completed.

### What are the main issues?

A lot will depend on the parties' positions, and who considers that they have the upper hand in negotiations.

A recent case has been decided in favour of a landlord, who made a claim for unpaid rent. The Court decided with the landlord on that occasion, but no doubt, any cases brought in the future will be decided on the particular facts of the case. Ellisons' dispute team have not yet had any such cases go to Court.

### How are they implemented and what happens if there is an issue?

They do not have to be agreed. It comes back to bargaining power, the ability to re-let to another tenant and many other factors.

If a dispute arises, the parties will need to take advice. Ultimately, either party can commence proceedings against the other, but this is not very common, as far as I am aware.

### What happens if there is a dispute?

Ellisons' Property Disputes team is happy to advise! We have only had one COVID clause-related case, where proceedings have been commenced – and the view is that these types of cases are unlikely to go to trial.

### Do you have any other 'pro-tips' for landlords / tenants?

This could be a useful compromise for the landlord and tenant: the tenant could see it as a 'win'; the landlord, as a small price to pay to get the tenant on the hook and signed up to the new lease.

Whether the tenant can find a new tenant to assign / transfer the lease to at the time would, again, be a question of negotiation. A landlord must approve a new

tenant (in most cases) and this may then come up for negotiation once again. Time will tell.

### What are the latest developments?

The Government announced on 16th June 2021 that further support would be provided for hard-pressed commercial tenants, as the restrictions on forfeiture of business tenancies for non-payment of rent are set to continue until 25th March 2022. Legislation will also be brought in to ringfence rent arrears that have built up during the pandemic, where businesses have had to remain closed. A landlord and tenant will need to agree how these arrears are treated and, if agreement can't be reached, a binding arbitration process will be put in place to ensure a legally-binding agreement is made, to which both parties must adhere.

## The Frestonians back on the road!



Penn's Paul Keen (far left) and Vanessa Penn (far right) were an appreciative audience at The Frestonians' recent gig at The Duke of Marlborough, Somersham.

**Penn Commercial's Wendy Hicks, above centre, has been looking forward to live gigs again with her local band, 'The Frestonians': "We all have similar musical tastes and influences, so it's brilliant playing with the boys! Also, playing the drums is great stress relief!"**

Here, Wendy tells us more...

### Who is in The Frestonians?

Me, on vocals and drums; Tom Clayton on bass guitar; Peter Pender on electric guitar and vocals. Original songs by Peter and I, plus covers.

### How did the band get started?

Peter and Tom met online in one of those 'musicians-desperately-seeking-bandmates' type websites in late 2019. Tom knew me as a drummer and persuaded me to join.

We've played a number of outside gigs in between lockdowns. During the most recent lockdown, we began using special software to perform Facebook

Live gigs online, with bandmembers performing in their separate homes. From this, we have grown an online following.

### What is the band's musical inspiration / genre?

We love to play a variety of genres, ranging from the blues, like Gary Moore, or heavy rock, like Whitesnake, to alternative or indie bands, like The Pixies and The Cure.

### Favourite songs to play?

'The Thrill is Gone', the BB King classic track' is our favourite song to jam to. We have also written a number of original songs, which have been played on BBC Radio Suffolk and the John Peel Centre's 'Whole Shebang' show.

### How often do you practise?

During lockdown, the band was practising over the internet twice a week, but we are now getting together in person again for live gigs. It's great to be back!

For further details, visit [www.thefrestonians.com](http://www.thefrestonians.com) or the band's Facebook page at [www.facebook.com/thefrestonians](http://www.facebook.com/thefrestonians)

# Six months of prestigious deals

In spite of the COVID-19 global pandemic and UK-wide lockdown, Penn Commercial is pleased to have continued offering the very best, responsive service to its clients. Two major deals in recent months have been:



## UNIT 14 HILL VIEW BUSINESS PARK, CLAYDON

Penn Commercial secured Kinetic Science as tenants of this former Age UK Suffolk office, on a seven-year lease from Binder Limited. Unit 14 Hill View Business Park comprises a ground floor office unit of approximately 566.98 sq m (6,102 sq ft) gross area, including 29 car parking spaces.

Kinetic Science is developing a new science centre to give children across the country the chance to learn more about science and technology – including the opportunity to experience its own space academy.



## NEW WAY, HADLEIGH ROAD, IPSWICH

Land of ca. 10 acres and buildings, former Bolton Aerospace Ltd factory, of approx. 187,000 sq ft at New Way, Hadleigh Road, Ipswich, sold to an owner occupier.



## ORWELL LOGISTICS PARK TO CREATE OVER 1M SQ FT OF PRIME LOGISTICS SPACE

**Penn Commercial is delighted to be working with BentallGreenOak and its development partner, Equation Properties, as exclusive Suffolk agent for lettings on new 60-acre Orwell Logistics Park (OLP), alongside M1 Agency and JLL. The 60-acre development site – close to the Port of Felixstowe – was acquired in December 2020, with an outline planning consent already in place.**

OLP will consist of four units across multiple phases, ranging from 88,000 – 500,000 sq ft, and totalling over 1 million sq ft. Phase 1 construction is targeted to commence this Autumn, to deliver 546,000 sq ft by Q2 2022.

OLP is strategically located to the east of Ipswich, eight miles from the Port of Felixstowe, the UK's dominant container port. The Park fronts the A14, the road connecting Felixstowe to Cambridge and the UK logistics sector's 'Golden Triangle'.

Interest in the new development has already been extremely high, with a number of national and regional companies enquiring about the flexible commercial opportunities available.



# 'AN AGENDA FOR GROWTH IN THE EAST'

Penn Commercial welcomed the Chancellor's positive Budget for the East in March, giving 'Freeport East' the green light, as well as announcing that Ipswich has secured the full £25 million Towns Deal funding to boost recovery rates.

"We are delighted to have been chosen by the Chancellor as one of the first new Freeports in the UK for a number of years.

Freeport East offers a unique opportunity to build a truly global trade hub at the same time as accelerating opportunities in green energy and helping level-up the economy.

We look forward to working with Government to further develop our business plan and to realising the potential that this opportunity represents."

George Kieffer, Chairman, Freeport East

FREEPORT EAST

[www.freeporteast.com](http://www.freeporteast.com)

#FreeportEast

With its strategic port, road, rail and airport infrastructure links, the desirable 'Haven Ports' area has now been designated as one of the UK's 10 'Freeports'.

The bid to create a Customs 'Freeport' in the East will bring financial incentives to investors in the area and is set to create thousands of new jobs at both the Port of Felixstowe and Harwich International Port. Also, 'Freeport East' will bring demand from manufacturers looking to locate close to Europe and take advantage of the capital allowances of 130% over the next two years.

**Vanessa Penn**, Managing Director, says:

"Freeport East' will provide a major boost to the area and will see many companies looking to establish satellite warehousing and logistics hubs along the strategic A14 corridor.

"It will also promote investment into manufacturing on our doorstep. Occupiers from other areas, including London Heathrow, are also now considering Suffolk, close to Felixstowe, for the opportunities that the coveted 'Freeport' status will bring.

"This, in turn, will serve to enhance land values and rents in the area."

Other news that will benefit the region is the rates relief for pubs, restaurants and other non-essential retail businesses until June, followed by a further six-month period, where rates will be discounted to two-thirds of the normal charge.

## An introduction to...

# JIM FRANKIS

## DIP. EST. MAN.

**Penn Commercial is delighted to be adding to its team with the recent appointment of Jim Frankis Dip. Est. Man., as a Consultant.**

Here, we find out more about what Jim will be bringing to award-winning Penn:

### What is your background?

I was a Partner at King Sturge for many years, until I started a niche practice in 2009. I sold the company in 2019 to Strettons and continued as a Consultant.

### Why have you chosen to work with Penn?

Penn has a major presence in the area and the work in which I specialise, so is well-suited and will be mutually beneficial.

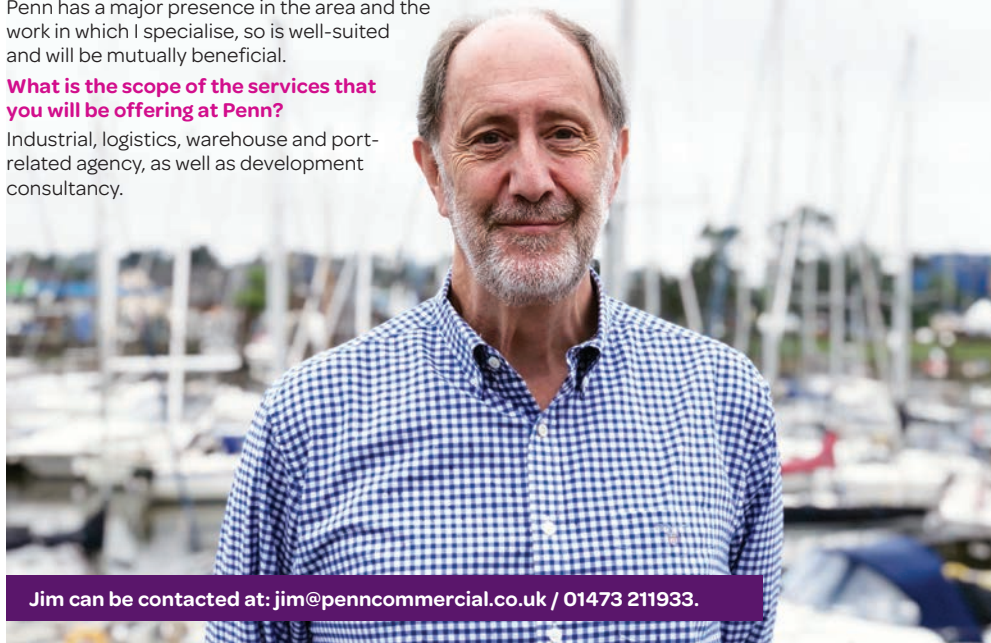
### What is the scope of the services that you will be offering at Penn?

Industrial, logistics, warehouse and port-related agency, as well as development consultancy.

I was a member of the IAS (Industrial Agents Society) and have been for many years, including a number as a member of the Committee. I was recommended by clients for the service provided in an Estates Gazette survey for a number of years, and have been involved in the development of London Gateway, the new port in the Thames Estuary, from its inception.

### What do you enjoy most in your profession?

The insight it provides to so many aspects of our business and, in particular, logistics, works, both in the UK and globally.



Jim can be contacted at: [jim@penncommercial.co.uk](mailto:jim@penncommercial.co.uk) / 01473 211933.

## TOM HUNT MP VISITS CRANE PARK



**Penn Commercial's Robin Cousins and Rachael Jackson were pleased to host Tom Hunt MP at Crane Park, Ipswich on 4th June, on behalf of developer, Northwood Urban Logistics. The Park, located next to John Lewis and Waitrose, consists of 19 modern, eco-friendly warehouse units, over 70% – or 10 – of which have now been let or are under offer.**

Tom was very keen to learn about the economic benefits of the development to Ipswich and the employment skills that will be required.

**Vanessa Penn**, Managing Director of Penn Commercial, says of Crane Park:

"New product – to this high specification, in such a convenient location – is in short supply within the local area.

"Crane Park is already experiencing strong interest and is proving especially attractive to those looking to relocate or grow their business, within easy reach of the major road, rail, port and airport connections in the East."

Visit <https://cranepark.co.uk> for further information.

# Penn works with Burney Group on Essex and Suffolk schemes



## Penn Commercial is pleased to be working with Burney Group on two separate development schemes in Essex and Suffolk: Portside Harwich, and Imperial Retail Park, Russell Road, Ipswich.

Penn Commercial arranged the sale of the 6.2-acre plot of undeveloped green field land at Portside Harwich – a prime site on Freshfields Road – to Burney Group, as joint agents.

Phase One of the development comprises a 1,439 sq m, sixty-bedroom Travelodge hotel, over two storeys,

with 58 car parking spaces and Drive Thrus, to include Starbucks. The scheme will also include office units and business units – ideal for trade counter use – totalling a ground floor area of 3,491 square metres, and offering 119 car parking spaces.

**Vanessa Penn**, Managing Director of Penn Commercial, said:

“Burney Group is going to develop an interesting leisure and trade scheme in Harwich, subject to planning permission, and are attracting a number of major

household names to invest in the area.

“The site is especially appealing due to its prominent location, adjoining Harwich International Port, and next to Morrisons, the Premier Inn and Lidl, with the Harwich Gateway Retail Park opposite.”

With its strategic links next to Harwich International Port and excellent access to the A12 – via the A120 – and the M25, the site is ideally located, set within the desirable ‘Haven Ports’ area, which has now been designated as one of the UK’s 10 ‘Freeports’.

## Rare investment opportunity for Ipswich’s iconic multi-let office The Maltings and The Coalyard



**Penn Commercial – acting for developer Pertwee Estates and working jointly with M1 Agency – is offering a rare opportunity to purchase a refurbished multi-let office development, The Maltings, a key part of the ongoing regeneration of the ‘Ipswich Village’ and the Princes Street corridor commercial area. Offers are welcomed in excess of £4,700,000, reflecting a net initial yield of 8%.**

Unconditional offers are also invited, together or separately, for The Coalyard – a 0.36-acre development site, with plans for a spectacular Grade A office building, extending to 18,870 sq ft, on Ipswich’s Chancery Road, next to The Maltings, and close to the rail station.

**Vanessa Penn**, Managing Director of Penn Commercial, said: “This award-winning landmark building has proved very popular with existing tenants, and represents an impressive potential yield for investors of 8%.”

**Mark Pertwee**, Managing Director, Pertwee Estates, said: “This is a great chance to take advantage of the now-recovering investment market and the build-up of funds, looking for a suitable investment proposition with an attractive return.”

At The Maltings, Pertwee Estates has succeeded in creating a fashionable ‘de-furbished’ warehouse-style office space, extending to 23,540 sq ft (2,186 sq m), over four floors. Multi-let to four high-quality tenants – Network Rail, Miller Insurance LLP, Planning Direct and Lonham Group Limited – the stylish Maltings Grade A office development features exposed brick walls, beams and original columns. An impressive central atrium links all the suites with a passenger lift, and the building also benefits from 34 car parking spaces.

The Coalyard is a 0.36 acre (0.14 ha) site, which has planning permission for a new, eye-catching addition to the Ipswich office market. The building is planned to

be constructed from black glass and bricks, reflecting not only the site’s history, but also paying homage to the iconic Grade 1 listed Willis Building (designed by Sir Norman Foster), just a short walk along Princes Street. The design provides a great deal of open break-out space, with terraces amounting to over 7,000 sq ft, including a two-tiered roof terrace, with spectacular views down to the Waterfront.

**To find out more about this unique investment opportunity, please contact:**

**Vanessa Penn, Penn Commercial**  
[vanessa@penncommercial.co.uk](mailto:vanessa@penncommercial.co.uk)  
 01473 211933

**Will Bishop, M1 Agency**  
[will.bishop@m1agency.co.uk](mailto:will.bishop@m1agency.co.uk)  
 07714 733128

# MODERN, SPACIOUS OFFICE UNITS AT SUFFOLK CENTRAL STOWMARKET WEST



**Penn Commercial is pleased to be working with RLMH Commercial to promote modern, spacious office units at Suffolk Central Stowmarket West, at South Suffolk Business Park. Unit sizes range from 1,250 sq ft to 10,000 sq ft, freehold. 3,000 sq ft of retail space is also available.**

South Suffolk Business Park is located west of Stowmarket and is a well-designed, landscaped business park. The new office buildings are designed with all the facilities of a modern office space, including large windows that allow a lot of natural light and views of the landscaped car parks. Large, dark grey windows and dark grey roof coverings contrast with soft-coloured brick, all blending with the extensive green landscaping.

**Robin Cousins**, Associate at Penn Commercial, said:

“The Suffolk Central Stowmarket West office scheme presents an exciting, accessible and exclusive opportunity to invest in high-quality, freehold office premises in desirable Stowmarket.

“The close proximity to the A14 and accessibility from across Suffolk is generating considerable interest from companies throughout the region.

“Whether potential purchasers are companies that are looking to step up from leasing their office

premises, or are pension funds and business owners with a secured rent roll from their companies, these high-specification offices really fill a gap in the market.”

**David Christey**, Marketing Manager of RLMH Commercial, said:

“Created by an award-winning architect, these new office spaces are designed with an open plan, flexible working space in mind, and are ideal for those thinking of moving out of London, downsizing or upsizing.

“Now, more than ever, with COVID-19 having changed how we think about our office environment, it is becoming favourable to have your own front door, lots of natural light and dynamic workspaces.”

Suffolk Central is conveniently located for local road and rail infrastructure: just a three-minute drive from the A14, a 50-minute drive from Cambridge, a 50-minute drive from Norwich, within walking distance of the main line rail station and 1 hour 18 minutes on the train to London Liverpool Street, and within walking distance of the town centre.



*The units all come with ample parking and feature a reception area and meeting room to ground floor, kitchen area with fridge and stainless steel sink, a shower, a disabled WC with shower, electric car charging points, fibre internet connection and reverse-cycle air conditioning for heating and cooling in main areas.*

## PENN AFFILIATES

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

- ▲ Gotelee Solicitors
- ▲ Trebuchet Creative
- ▲ Pound Gates
- ▲ Ellisons Solicitors
- ▲ RJ Communications
- ▲ Ipswich Sports Club
- ▲ Eric Dines Carpets
- ▲ Office IS Interiors
- ▲ Guymer King
- ▲ Heronbuild



### NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTORS & FINANCIAL SERVICES ACTS

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# Transactions

Penn Commercial has been instructed as agent for a number of prestigious developments:

## FOR SALE:



### 4 PARKER AVENUE, FELIXSTOWE

Comprising a site area of 59,317 sq ft (5,511 sq m), approx. gross internal area, 3.57 acres (1.44ha), offices 3,549 sq ft (330 sq m), store / plant room 3,219 sq ft (299 sq m), with 55 HGV and car parking spaces. Within easy access of the Port of Felixstowe and A14.

## NEW INSTRUCTION:



### LAWN PARK BUSINESS CENTRE, WOOLPIT, BURY ST EDMUNDS

B8 Warehouse/industrial, distribution space. With an opportunity for a new unit, approximately 53,130 sq ft (4,936 sq m), comprising 41,764 sq ft (3,880 sq m) warehouse and two-storey offices 11,366 sq ft (1,056 sq m).

## TO LET:



### BLYTH, THREE RIVERS BUSINESS CENTRE, IPSWICH

A new high-quality, detached two-storey office building, Blyth, at Ipswich's popular Three Rivers Business Centre, Felixstowe Road, on behalf of Peter Colby Commercials Limited. Comprising approx. 325,15 sq m (3,500 sq ft) net internal area.

## LET:



### THE OLD POST OFFICE, IPSWICH

Penn Commercial introduced award-winning pub and bar operator, New World Trading Company, to Ipswich Borough Council, after reaching a lease agreement with the Council for the historic Old Post Office, on The Cornhill.

A Council spokesperson said: “We are grateful to Penn Commercial for introducing us to the New World Trading Company. This has resulted in the mutually-beneficial outcome of another high-quality hospitality venue.”