

OFFICE PREMISES WITH CAR PARKING TO LET

APPROX 88.25-762.8 SQ M (950-8,210 SQ FT)



Dencora House, 34 Whitehouse Road, Ipswich IP1 5LU

- Immediate occupation
- 5 ground floor & 2 first floor units remaining
- Carpeted throughout, suspended ceilings
- Air conditioning
- Allocated car parking spaces
- Security lighting, secure gated access
- Easy access to main A14
- New lease terms £9.50 per sq ft per annum plus VAT



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

Dencora House is located on Whitehouse Road on the outskirts of Ipswich, immediately adjacent to the main A14 and the Anglia Retail Park, and various industrial/business occupiers on Goddard Road and Whitehouse Road, just 2 miles west of the town centre. There is a regular bus service into the town centre and a Shell Garage close by on Whitehouse Road.

Dencora House is situated in an established commercial location with occupiers including Fred Olsen, SEH Windows and Suffolk County Council. The Anglia Retail Park is nearby and includes retailers such as Asda, B&Q, Pizza Hut, Carphone Warehouse and Comet.

Description

The property comprises 10 office units, with 5 self contained units on the ground floor, and an open plan suite of 5 units on the first floor which could be converted back into individual units if required. The offices are of modern construction and benefit from air conditioning, carpeting, WC's and staff facilities, and a platform access lift from the ground floor. There is ample car parking onsite.

Units 6 and 9 are currently under offer.

Accommodation

All dimensions and areas approximate

Ground Floor Unit 1	97.54 sq m	1,050 sq ft
Ground Floor Unit 2	100.14 sq m	1,078 sq ft
Ground Floor Unit 3	96.25 sq m	1,036 sq ft
Ground Floor Unit 4	100.14 sq m	1,078 sq ft
Ground Floor Unit 5	97.54 sq m	1,050 sq ft
First Floor Unit 7	92.79 sq m	999 sq ft
First Floor Unit 8	88.33 sq m	950 sq ft
First Floor Unit 10	90.07 sq m	969 sq ft
Total of all Units	672.71 sq m	7,241 sq ft

Services

Mains electricity, gas and water are connected to the property.

Business Rates

Units	Rateable Value 2017	Est. Rates Payable
1	£6,500	£3,029
2 & 3	£13,000	£6,058
4	£6,700	£3,122.20
5	£6,700	£3,122.20
7	£6,333	£3,039
8	£6,029	£2,893
10	£6,500	£3,029

All interested parties should contact Ipswich Borough Council on 01473 433851.

Planning

The property currently has consent for B1 office use. All interested parties should contact Ipswich Borough Council on 01473 432000.

Terms

The offices are available to let on new internal repairing and insuring lease terms, outside the security provisions of the Landlord and Tenant Act 1954 Part II for a term of years to be agreed, at a commencing rental of £9.50 per sq ft per annum exclusive plus VAT. There is a service charge payable which covers the grounds and communal areas, details to be confirmed.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

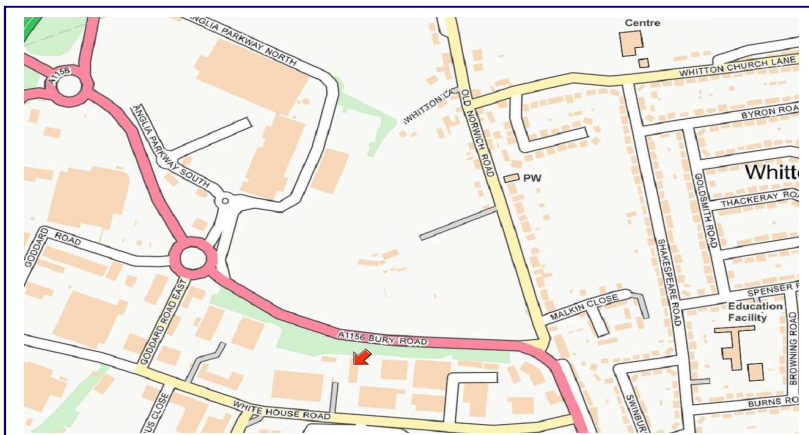
Full copies of the EPC's are available upon request, ratings from C63-D93.

Viewing

To view or for further information, please contact the sole agents:

Paul Keen at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ
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Subject to Contract



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