



# THE MALTINGS

PRINCES STREET



A new *vision* for  
office space in *Ipswich*

FLEXIBLE OFFICE SPACE JUST A THREE MINUTE WALK  
FROM IPSWICH STATION

# THE MALTINGS



The Maltings, developed by Pertwee Estates, is an important new addition to office accommodation in Ipswich and certainly makes a statement – it is one of the first buildings you see as you walk from the redeveloped station along Princes Street, the business and financial heart of the town. Flexible internal accommodation makes it ideal for multi-tenant occupancy, with suites from 3,000 sq ft to a total of 24,000 sq ft, all served from a central atrium.

This iconic building has been rescued from its dilapidated state and entirely remodelled to create an exciting place to work designed to appeal to a variety of different occupiers in a collaborative, inspiring environment. Workplaces are becoming funkier and more fun, driven particularly by creative and technology companies realising that an innovative place to work will bring out the best in their employees.

As a Grade II listed building, the restoration has been carried out sensitively so that its historic architectural features are an integral part of the space and are highlighted and enhanced. Large areas of glass bring plenty of natural light into the interior of the building.



## LOCATION

Ipswich, one of the fastest growing towns in the east region, is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia.

- ▲ 3 minute walk from Ipswich station
- ▲ 1 hour by train from London Liverpool Street

## SPECIFICATION

The offices are to Grade A specification and include the following:

- ▲ Full air conditioning/heating
- ▲ LED lighting
- ▲ Passenger lift
- ▲ Fully Category 5E cabled suites with floor boxes and individual comms cupboards
- ▲ Shared kitchens and showers
- ▲ Plumbing for individual tea stations within suites
- ▲ Attractive landscaped courtyard
- ▲ Covered cycle store
- ▲ Good on-site parking

## ACCOMMODATION

	FLOOR	SQ FT	SQ M
Old Growing Floor	0	4,691	435.8
The Furnace	0	687	63.8
Malt & Barley Store	0 1	1,475 1,475	137.0 137.0
The Kiln	1, 2, 3	3,117	289.6
The Loft	3	3,630	337.2
POSSIBLE COMBINATIONS:			
Old Growing Floors (East Suite)	0	2,373	220.5
	1	2,350	218.3
	2	2,109	195.9
Old Growing Floors (West Suite)	0	2,309	214.5
	1	2,163	201.0
	2	2,161	200.8
Old Growing Floors	0	4,691	435.8
	1	4,718	438.3
	2	4,274	397.0
Circulation space up to		5,974	555.0

Floor plans are available to view on our website, please visit:

[www.pertwee.co.uk/maltings](http://www.pertwee.co.uk/maltings)





## TERMS

To be offered on new FRI leases, upon terms to be agreed.  
A service charge and VAT will be applicable.

## BUSINESS RATES

To be assessed

## LEGAL COSTS

Each party to be responsible for their own legal costs



Drone photography May 2019 by Dan722.com

## VIEWING

To view or for further information, please contact:



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