



# CROWN HOUSE

*Workspace in the  
heart of Ipswich*



# Welcome to Crown House

## *Our Building*

Crown House offers the best workspace at the heart of Ipswich. The landmark building has been given a new lease of life with a comprehensive refurbishment. Packed with contemporary and affordable accommodation, it's perfect for established businesses as well as growing companies.

Our striking new entrance and large modern reception area fill the building with light while our professional and friendly reception team are on hand to welcome your clients and guests.

We've got the space and flexibility to create the right working environment for businesses of all shapes and sizes.

# Facilities at Crown House

*Everything you need is right here*

Crown House benefits from a central location, 24/7 access, super fast broadband and an on-site café, parking and secure bike storage. Plus, plenty of comfortable breakout spaces to meet or relax.



Manned reception with 24/7 access



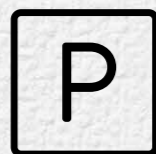
Super-fast broadband



On-site café



Secure sheltered cycle parking



Onsite staff and visitor parking



Fully DDA compliant



Comfort cooling / heating and ventilation

**CROWN HOUSE**





# Life at Crown House

## *Events and community*

Life is not all about work, so at Crown, we have lovingly styled and created a series of events just for our tenants. Our Events aim to create a strong community feel, both in and out of your building. Come and learn new skills, start a new healthy journey with your neighbours.

### *Our Life App*

Our Life App helps everyone connect in the easiest way possible, you can customise your day at a touch of a button. Life aims to make your office building an even better place to work, helping tenants, building staff and local businesses connect.

*Available now on*



*Applaud our café, serving up  
breakfast, lunch and snacks with  
plenty of comfortable breakout  
spaces to meet or relax*



# Flexible Spaces

*You choose what suits  
your business*

## Let Ready Go

*Office space ready to go*

Lease from 17 – 48 desks, ready-to-go, fully-furnished, whenever you need to. With easy-in, easy-out terms, no dilapidations and immediate occupation, Go is perfect for your business. Including tea point and meeting rooms within your demised premises.



## Custom

*Bespoke fitout managed  
and delivered to your  
business needs*

Leave us to design, specify, source, project manage and fitout your space. We have the capability of delivering your perfect customised solution. Your business shapes the space.

let ready



## Complete

*Aspirational office space  
with everything covered*

Bringing all your rent and service costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs for your business thanks to our day-to-day management.



# Available Spaces

<i>Floor</i>	<i>Wing</i>	<i>Sq ft</i>
1st floor	West	9,096 sq ft
4th floor	West	8,692 sq ft
2nd floor	East	8,067 sq ft
Ground floor	West	Let Ready Go Fully fitted

Contact our agents to request floorplans and to discuss flexible leasing options.

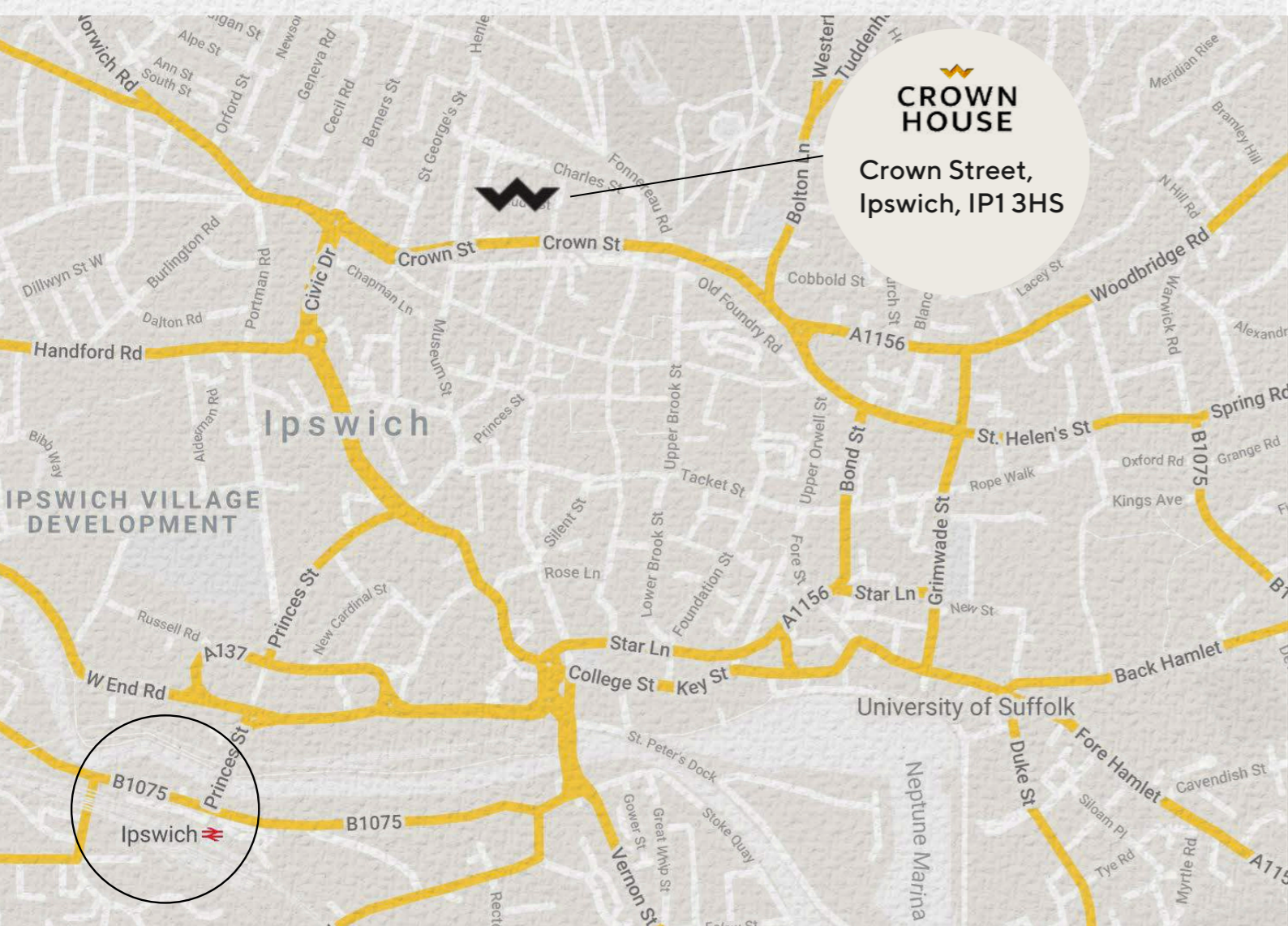
Indicative Space Plan  
1st floor - 9,096 sq ft



# Our Location

*In the heart of Ipswich*

Crown House is in the centre of Ipswich's business, shopping and cultural quarter so there's plenty for you to enjoy with great pubs and restaurants, hotels, galleries, theatres and fantastic shopping destinations. Ipswich Waterfront with its bustling marina's is a stonethrow away.



## On Your Doorstep

*A vibrant market town*

Located on the estuary of the River Orwell, Ipswich is one of the oldest towns in England. Not only is it steeped in history, arts and culture but with its excellent road and rail connections, it's one of the best places in the UK to set up your business.

## Connectivity

*By foot*

BUS STATION  
IPSWICH TRAIN ST

*2 min  
15 min*

*By train*

LONDON  
NORWICH  
CAMBRIDGE  
LEEDS  
BIRMINGHAM

*70 min  
38 min  
80 min  
3.5 hours  
3.5 hours*

*By car*

Close to the A12 and A14 with excellent connections to Cambridge, Bury St Edmunds, Colchester, Chelmsford and Norwich. The M25 and Stansted Airport are less than an hour away.





# CROWN HOUSE

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*For further details or to arrange a viewing,  
please contact one of our letting partners.*



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