

Haven House, 15-17 Lower Brook Street, Ipswich, Suffolk, IP4 1DN



**GUIDE PRICE
REDUCED TO £2.7M**



**Town Centre
Offices with
Approval for
Residential
Conversion**

For Sale or To Let

- Three/Four storey detached office building.
- NIA 40,494 sq ft (3,762 sq m).
- 20 onsite car parking spaces and adjoining NCP multi-storey car park.
- Well located for access to both the Town Centre and the Waterfront.
- Planning approval for conversion of upper floors to 49 residential flats.



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OVERALL WINNER
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Details

Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 . The A12 and A14 dual carriageways provide excellent road communications with the national motorway network, London and the Midlands and the town's railway station provides a regular service to London (Liverpool Street) with a journey time of approximately 1 hour.

The premises are situated in the "Saint's Quarter" on the east side of Lower Brook Street. The town centre is immediately to the north, with the waterfront area to the south. The NCP Blackfriars multi-storey car park is situated behind the property and provides parking for 513 vehicles.

Description

The property is shown edged red on the site plan and comprises a substantial detached office building built in the 1970's. The offices are of concrete frame construction with brick elevations under mainly flat roofs. The front part is arranged over three floors, whilst the rear, larger part of the property is arranged over four floors. The two blocks are connected by a central core comprising central stairwell, two passenger lifts and toilet facilities on each level.

The premises have been extensively partitioned to create a series of open plan office areas of varying sizes, meeting rooms, breakout areas and kitchens and indicative floor plans are available upon request.

The general specification includes:

- Suspended ceiling incorporating recessed lighting to part/surface mounted lighting to part.
- Gas fired central heating.
- Air conditioning to part.
- Perimeter trunking.

Wheelchair access is provided off Rosemary Lane and a secure rear car park provides parking for approximately 20 vehicles, accessed off Foundation Street.



LEVEL 2 (RECEPTION)

Accommodation

The premises provide the following approximate floor areas:

| | | | |
|---------|-------------------------------|--------------------|--------------------|
| Level 1 | Front (west) | 2,291 sq ft | 212.84 sq m |
| | Rear (east) | 7,863 sq ft | 730.49 sq m |
| Level 2 | Front (west) (inc reception) | 3,288 sq ft | 305.46 sq m |
| | Rear (east) | 7,899 sq ft | 733.84 sq m |
| Level 3 | Front (west) | 3,385 sq ft | 314.47 sq m |
| | Rear (east) | 7,899 sq ft | 733.84 sq m |
| Level 4 | Rear (east) | <u>7,869 sq ft</u> | <u>731.05 sq m</u> |
| | Total net internal floor area | 40,494 sq ft | 3,761.99 sq m |

Development Potential

Prior Approval was granted on 23rd June 2021 for the conversion of the upper floors to provide 36 one bedroom flats and 13 two bedroom flats (reference IP/21/00449). The scheme allows for the ground floor to be retained unconverted, which could be used for a variety of alternative business uses.

Full details of the planning approval and associated documents are available upon the local authority's website.

Business Rates

The premises are assessed as follows:

| | |
|-------------------------|--------------------|
| Rateable Value | £307,500 |
| Rates Payable (2021/22) | £157,440 per annum |

Local Authority

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk, IP1 2DE

T: 01473 432 000

Terms

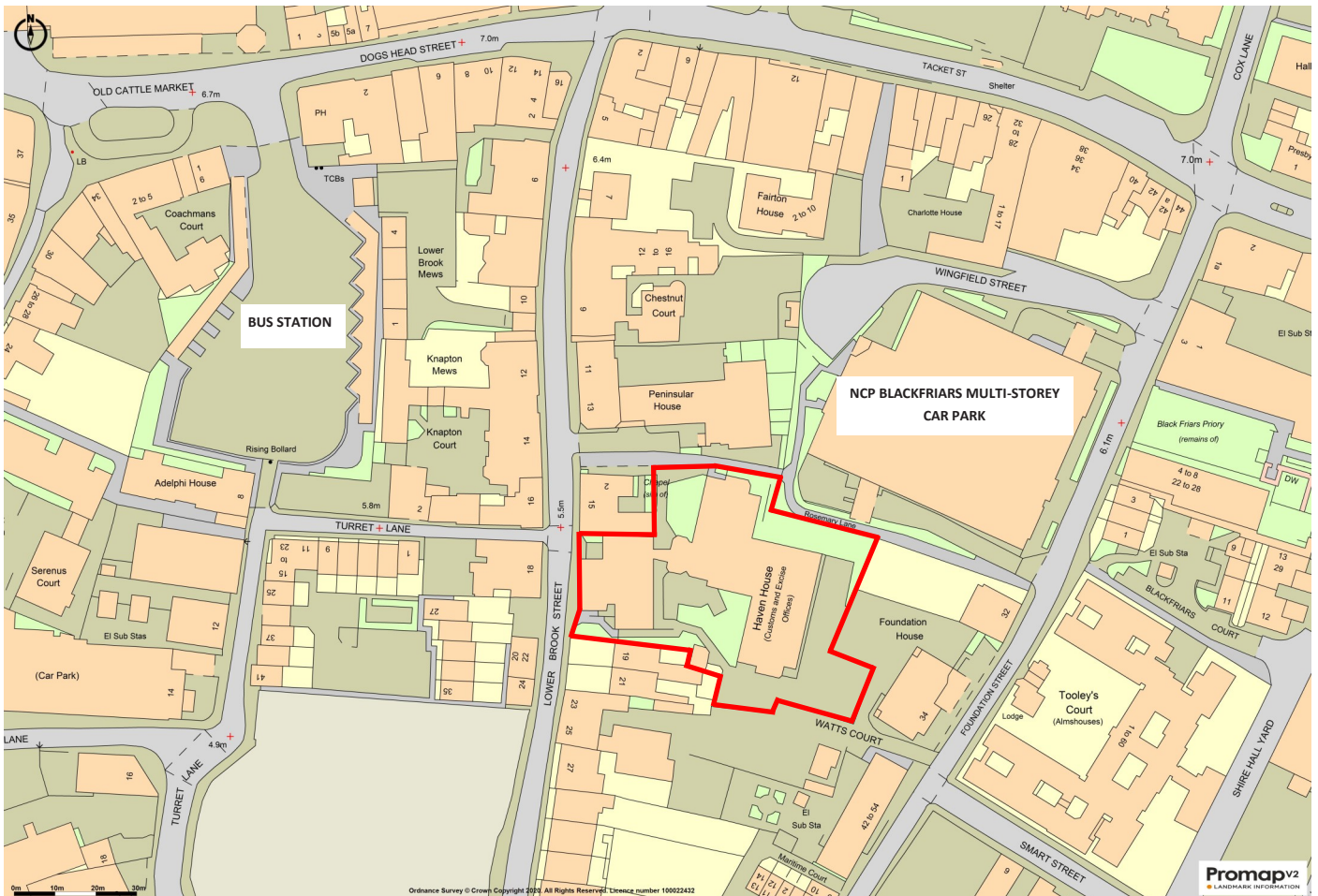
Offers are invited in the region of £2,700,000 for the freehold interest with vacant possession upon completion.

Alternatively the premises are available to let on a new full repairing and insuring business lease and at an initial rent of £350,000 per annum exclusive.

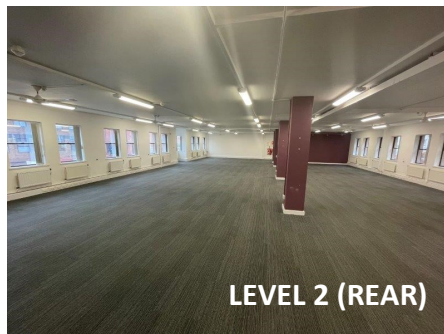
VAT

The property is VAT elected and the sale price or rent will be subject to VAT.

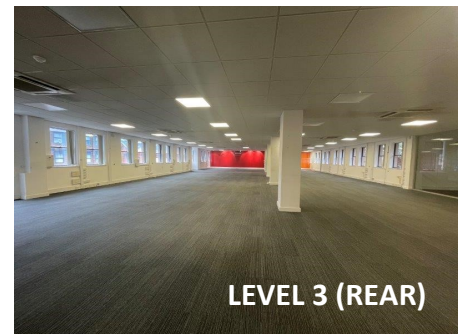
NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



LEVEL 2 (FRONT)



LEVEL 2 (REAR)



LEVEL 3 (REAR)

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate Rating

C - 74

Particulars

Property details prepared in September 2021.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

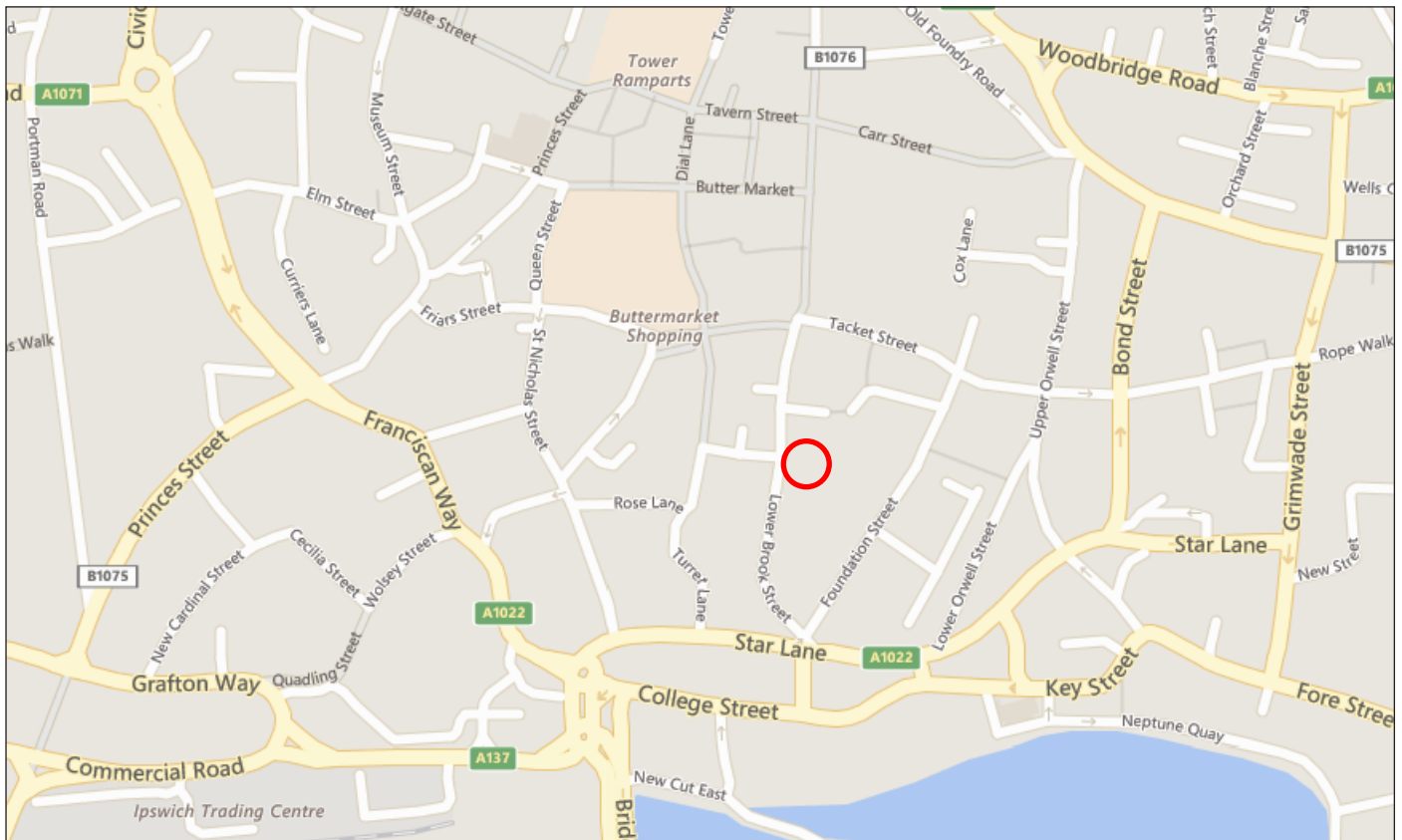
1 Buttermarket, Ipswich, IP1 1BA

01473 232701

fennwright.co.uk

Contact **Alistair Mitchell**

agm@fennwright.co.uk



LEVEL 4 (REAR)



KITCHEN

For further information call

01473 232701

or visit fennwright.co.uk

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