

Wherstead Park, Wherstead, Ipswich, Suffolk, IP9 2BJ



Variety of Self Contained Office Suites

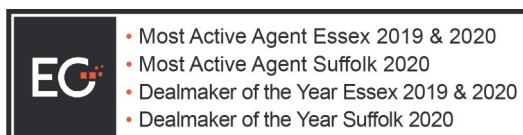
- Located close to A14/A137 intersection
- Onsite conference and meeting facilities available
- 24/7 access and CCTV security system
- Onsite parking
- Available from September

To Let
125 sq ft to
4,885 sq ft
Office Suites



SOUTH EAST
OVERALL WINNER
FENN WRIGHT

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Details

Location

Wherstead Park is located to the south of Ipswich, adjoining the A14/A137 intersection (see location plan on back page). The location benefits from excellent road communications with the A12 and A14 trunk routes providing access to London, Cambridge, the Midlands and the national motorway network. Both Ipswich and Manningtree train stations are within a short drive, providing a regular service to London (Liverpool Street) with a journey time of about 1 hour and 5 minutes. Stansted Airport is also within an hour's drive.

Other Wherstead Park occupiers include the East of England Co-Operative Society, P&O Ferrymaster, Samskip and Ellisons Solicitors.

Description

Wherstead Park is a high quality office complex situated within extensive landscaped grounds. The main building totals approximately 6,300 sq m (68,000 sq ft) arranged over three floors around an impressive full height central atrium.

The suites all benefit from suspended ceilings with recessed lighting, air-conditioning, doubled glazed windows and raised floors with floor boxes and full carpeting.

Shared kitchen facilities are available.

Accommodation & Terms

The premises are shown on the floor plans opposite. The suites approximate floor areas and initial rents are as follows:

ROOM NUMBER	SQ.FT.	SQ.M.	RENT P.A.X
Lower Ground Floor			
Room 40, 44A & 44	1,460	135.60	£18,750
Ground Floor			
Bridge House	4,885	453.83	£74,500
Room 110	861	80.00	£11,000
Room 110,	Under Offer		
Room 131	823	76.50	£10,750
Room 105	424	39.40	£6,750
Room 136	462	42.90	£7,250
Room 137	481	44.70	£7,500
First Floor			
Room 238K, 238G, 238H & 238J	Under Offer		
Room 239, 239A, 240 & 241 (Rotunda Suite)	1,460	135.60	£23,500
Room 236, 236G, 236H, 236B, 236C, 236D & 236F	4,203	390.50	£59,750
Room 226 & 226A	706	65.60	£9,950
Room 223 & 223A	1,043	96.90	£15,750
Room 221 & 219	368	34.20	£5,950
Room 218	179	16.60	£3,250
Room 217	128	11.90	£2,750

Onsite Facilities:

Onsite facilities include:

- Shared reception, staffed during office hours
- Staff parking (1 space per 250 sq ft)
- Shared visitors car park
- Excellent canteen facilities
- The Mansion and Atrium conference and meeting room facilities (further details available upon request)
- Extensive landscaped grounds

Business Rates

Each suite is to be separately reassessed.

Local Authority

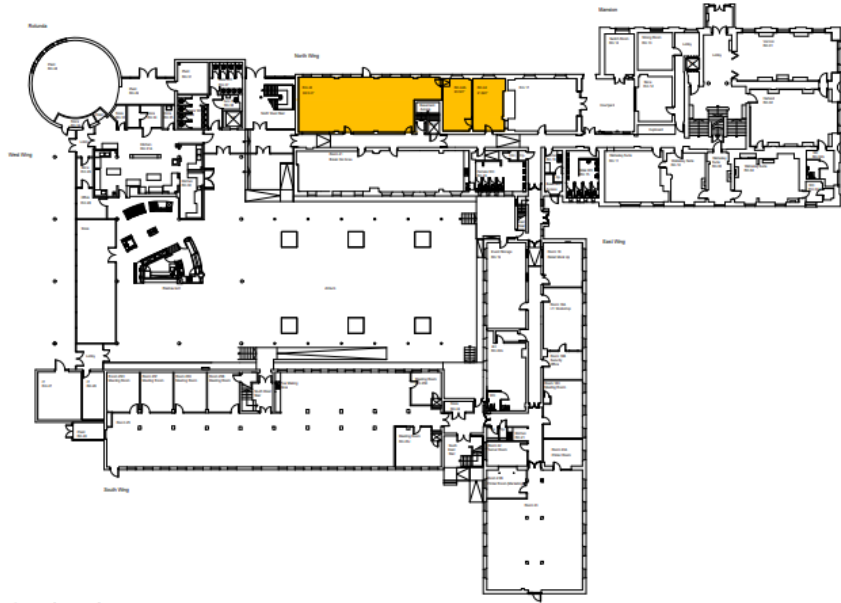
Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich IP1 2BX

0300 1234000

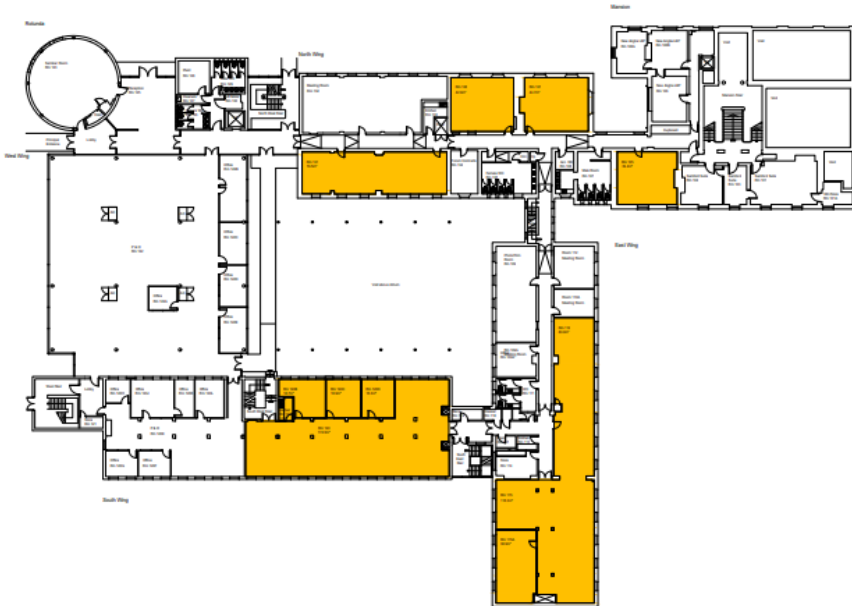
Lease Terms

The suites are available upon effectively full repairing and insuring business leases and are subject to VAT.

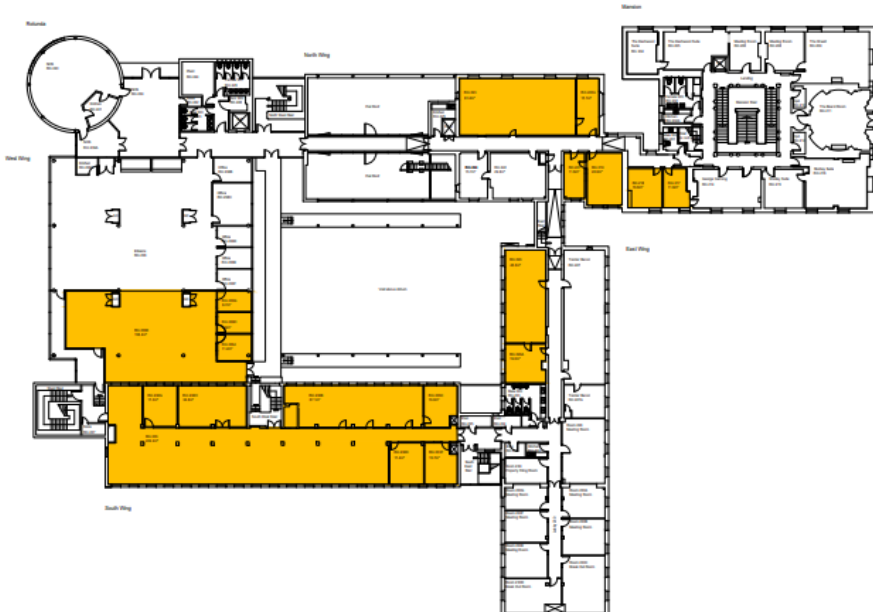
LOWER GROUND FLOOR

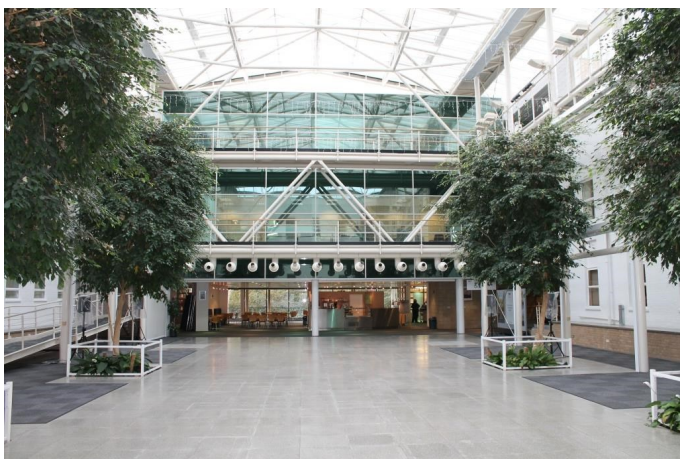


GROUND FLOOR



FIRST FLOOR





ATRIUM



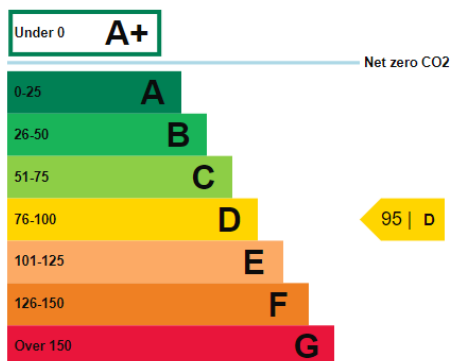
MANSION HOUSE

Particulars

Prepared in March 2021.

EPC

This property's current energy rating is D.



For further information

01473 232701
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Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

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hws@fennwright.co.uk

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