

4th Floor, North Kiln, Felaw Street Maltings, Ipswich, Suffolk, IP2 8PN



Self-Contained
Air Conditioned
Offices with
Parking

TO LET

- Good access to A14, waterfront, railway station and town centre
- Net internal area 3,880 sq.ft. (360.44 sq.m.)
- Large kitchen / breakout area and meeting facilities
- Flexible lease terms available



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Details

Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000. Felaw Maltings are located on Felaw Street to the south of the town centre, overlooking the River Orwell. The main waterfront restaurants and marinas are within less than 1/2 mile and the town centre is around 0.8 miles to the north. The town's railway station is within 0.7 miles and provides a regular train service to London Liverpool Street. The A14/A137 Wherstead junction is within 2 miles to the south.

Description

Felaw Street Maltings comprise a pair of Grade II Listed maltings buildings built in the early 20th Century and converted to offices in about 2000.

The premises comprise a self-contained suite on the top floor of the North Kiln, accessed from a shared reception via stairs and a 13 person lift .

The premises provide open plan office accommodation, the specification including:

- Air conditioning and fresh air ventilation
- Gas fired central heating
- Raised floors with floor boxes and full carpeting
- Large kitchen / breakout room and separate meeting room
- Suspended ceilings with recessed LED lighting
- Computer room, further kitchen and male & female WC facilities

A minimum of 16 car parking spaces are available.

Accommodation

The premises provide the following approximate net internal floor areas:

Offices	3,140 sq.ft. (291.73 sq.m.)
Meeting room	156 sq.ft. (14.54 sq.m.)
Main kitchen/ breakout room	475 sq.ft. (44.08 sq.m.)
Computer room	31 sq.ft. (2.89 sq.m.)
Kitchen	46 sq.ft. (4.26 sq.m.)
Cleaners cupboard	32 sq.ft. (2.94 sq.m.)
Total	3,880 sq.ft. (360.44 sq.m.)

Services

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Business Rates

The premises currently form part of a larger hereditament and are to be reassessed for rates. Further details are available upon request.

Local Authority

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

Tel: 01473 432000

Terms

The premises are available upon a new business lease, upon flexible terms and at an initial rent of £54,000 per annum exclusive.

The rent is subject to VAT.

Service Charges

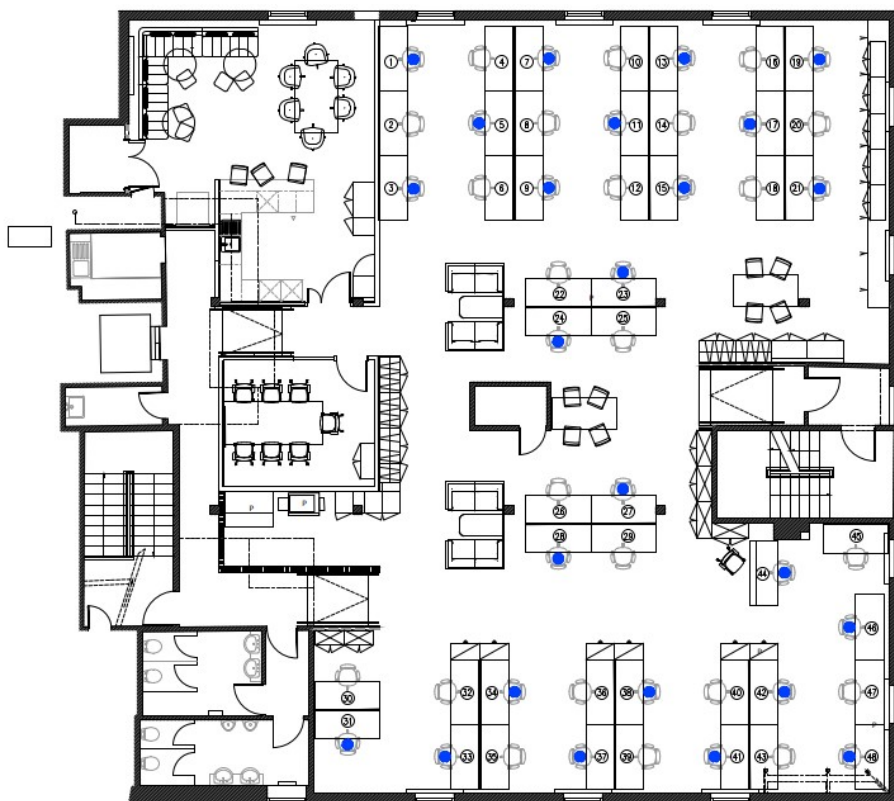
A service charge is payable, inclusive of the cost of the maintenance and utility charges relating to the air conditioning and central heating system. Further details are available upon request.

Legal Costs

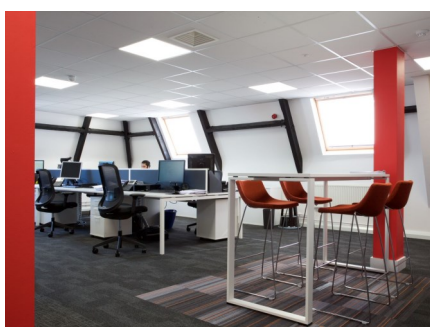
Each party is to be responsible for their own legal costs.

Particulars

Property details prepared in July 2023.



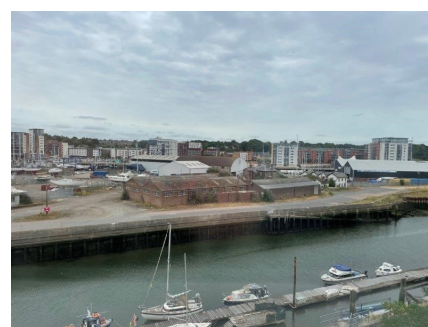
Indicative floor plan



Offices



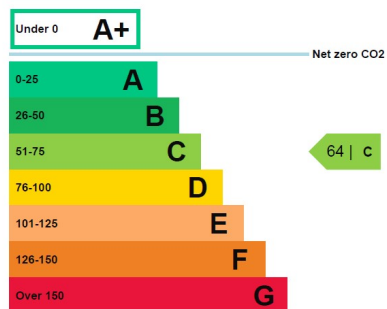
Breakout area



View over island site

Energy Performance Certificate

EPC Rating - C(64)



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact **Alistair Mitchell**
agm@fennwright.co.uk



For further information call

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Particulars for 4th Floor, North Kiln, Fela Street, Ipswich, Suffolk, IP2 8PN