

# Flexible Office Accommodation

*In the heart of Ipswich*



  
**CROWN  
HOUSE**

Crown Street, Ipswich, IP1 3HS

- Variety of newly refurbished fully fitted workspaces providing accommodation for between 17 and 48 desks
- 24/7 access
- Onsite coffee shop
- Secure parking and cycle storage

**Fenn  
Wright.**

**READER**  
COMMERCIAL

## The Location

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 is a stones throw away.

## Description & Availability

Crown House is full of fantastic amenities to help you and your business achieve its best potential; with your own private meeting rooms and plenty of break-out space, you can do business in whatever way suits you. We have a buzzing business community right on your doorstep so growing your network is a breeze.



On-Site  
Café



Cycle  
Storage



24/7  
Access



Shower  
Facilities



On-Site  
Parking



Dedicated Team &  
Community Events



## Available Now

### Let Ready Go

Fully fitted workspaces available on short leases. Easy to manage, ready to move into.

### Part 2A, Ground Floor, Desks: 17

With your own dedicated meeting room, private kitchen and lots of collaboration space, we've thought about absolutely everything for you!

### Studio 3, Ground Floor, Desks: 48

This studio includes your very own board room, spacious desks, fully fitted kitchen and lots of breakout space.

### Studio 5, 2nd Floor, Desks: 22

Perfect for a growing business looking for their office in a building with lots of growth options.

## Legal Costs

Each party to be responsible for their own legal costs.

## Business Rates

To be confirmed—awaiting assessment.

## Local Authority

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE  
Tel: 01473 432000

## Particulars

Prepared in September 2022.



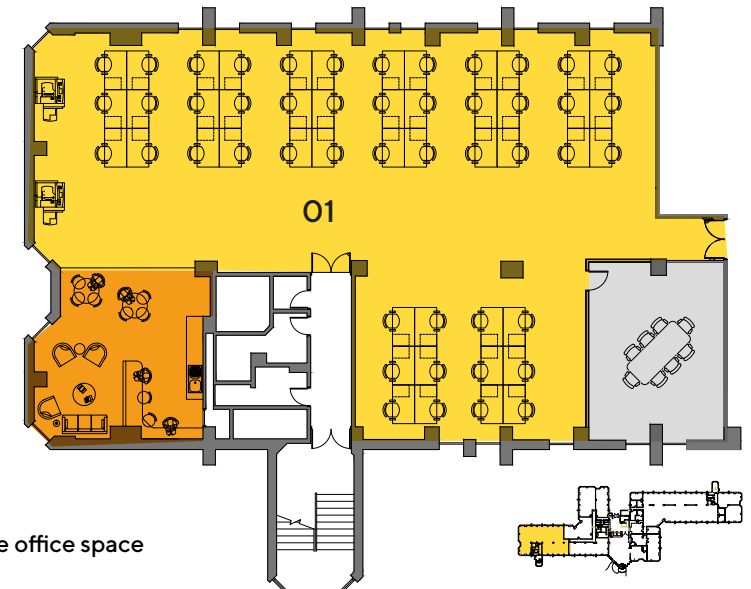
Office 01  
3,328 sqft  
48 desks



Meeting room  
8-10 seated



Breakout  
Space



Ground floor indicative office space



## Viewing

Strictly by prior appointment with the joint sole agents:

**Fenn  
Wright.**

Fenn Wright LLP  
01473 232 701  
fennwright.co.uk



Reader Commercial Ltd  
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readercommercial.com

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