

# OFFICES TO LET

Suites available from 1,105 sq ft to 9,304 sq ft



hydeparkhouse

Crown Street, Ipswich IP1 3LG



**FI** REAL ESTATE MANAGEMENT **0845 500 61 61**  
[www.fi-rem.com](http://www.fi-rem.com)

## Description

Hyde Park House is a modern purpose-built office building arranged across a ground and two upper floors totalling 28,438 sq ft.

- Open plan offices
- Fully refurbished
- Suspended ceilings
- LED lighting
- Carpeted floors
- Fresh air ventilation system
- Brand new VRV system
- Air conditioning
- Lift and stairs
- Secure on site parking
- Close proximity to retail and leisure amenities

## Accommodation

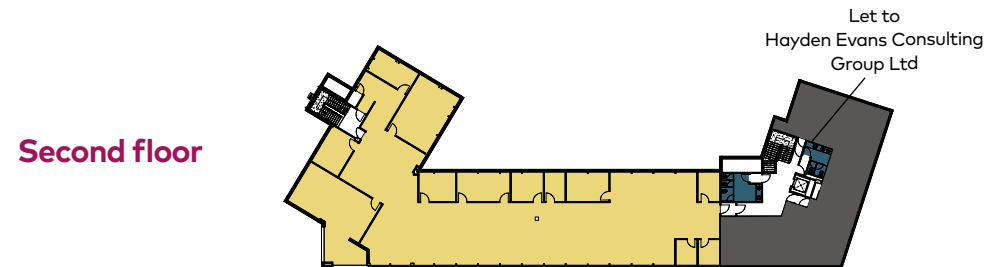
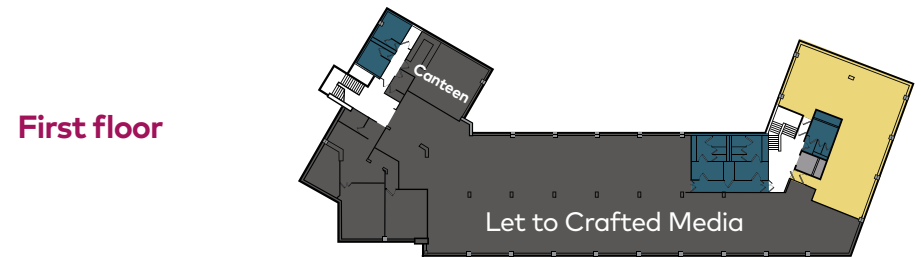
Self-contained office space suitable for retail opportunities. (subject to change of use)

**Ground Floor**  
1,050 sq ft

**First Floor**  
1,528 sq ft

**Second Floor**  
6,726 sq ft  
Includes: meeting rooms, break out space, managers offices and parking.

**ALL AVAILABLE IMMEDIATELY**



Available Suite Toilets Lifts

## A Central Location

The property occupies a prominent location on the corner of Crown Street and High Street, the central retail and commercial districts are situated directly to the south.

There are a number of public car parks within the immediate area and the town's northern bus station is just a short walk away.



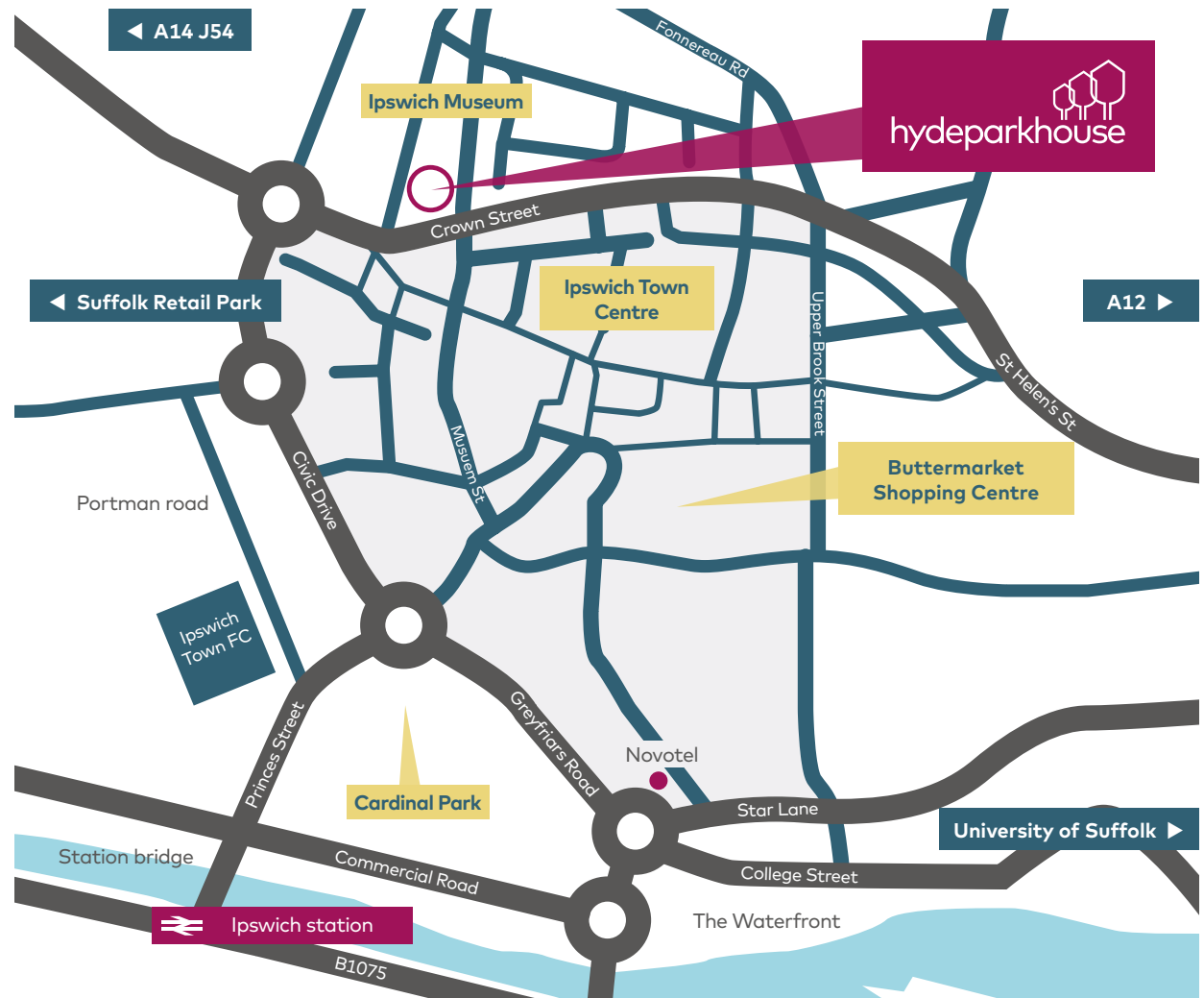
- A14 and A12 - 3.3 miles with links to M25 (London and Midlands)
- Ipswich to London 1 hour 50 mins
- Ipswich to Norwich 65 mins
- Ipswich to Cambridge 60 mins
- Ipswich to Stansted 60 mins



- Ipswich to London 1 hour 10 mins
- Ipswich to Norwich 40 mins
- Ipswich to Felixstowe 25 mins
- Ipswich to Colchester 18 mins



- Norwich International Airport - 1 hour 20 mins
- Luton Airport (London) - 1 hour 50 mins
- Stansted Airport (London) - 1 hour 9 mins



# Aerial

-  Central business district
-  Crown pools
-  Sailmakers market
-  The Buttermarket
-  River Orwell
-  Waterfront & Marinas
-  University of Suffolk





## Terms

The office suites are available immediately, individually or combined with the option available to take on more space in the building if necessary.

New FRI lease. Available on standard leasing terms, managed solutions, or turnkey.

## Legal Costs

Each party to bear their own legal costs.

## EPC

The current EPC rating is B.  
A full certificate is available upon request.

## Connectivity

A connectivity report is available upon request.

## Viewing and further information



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