

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



Modern Office
Suite
4,885 sq ft
(454 sq m)

To Let

- Located close to A14/A137 intersection
- Onsite café and parking facilities
- 24/7 access and CCTV security system
- Flexible lease terms / incentives available
- Available for immediate occupation



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



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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, 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.

Bridge House is directly linked to the main office complex via an enclosed linked walkway just off the main reception. The suite comprises a large office which has been partitioned to provide private offices, board room, staff room and kitchen together with open plan accommodation. The office could be reconfigured to suit an occupiers needs.

The suite has an approximate net internal floor area of 4,885 sq ft (453.83 sq m).

The specification includes suspended ceilings incorporating LED lighting, perimeter heating, carpet floor coverings with integrated floor boxes incorporating power & data points.

Shared WC facilities are situated within the main office complex.

Onsite Communal Facilities:

- Shared reception, staffed during office hours
- Staff parking (1 space per 250 sq ft)
- Shared visitors car park
- Excellent canteen facilities
- Extensive landscaped grounds

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 those serving the property including IT and telecommunications.

Business Rates

The property is assessed as follows:

Rateable Value: £51,000

Rates Payable: £26,112

The rates payable are based on a Standard UBR for 2023/24 of £0.512 applied to the Rateable Value. All interested parties should speak to the local authority to verify their liability.

Local Authority

Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX
0300 1234000

Terms

The premises are available upon a new effectively full repairing and insuring business lease upon terms to be agreed at an initial rent of £74,500 per annum exclusive.

An estate charge is payable in relation to the maintenance of the estate and shared facilities/amenities.

The property is VAT elected and the rent and estate charge is subject to VAT.

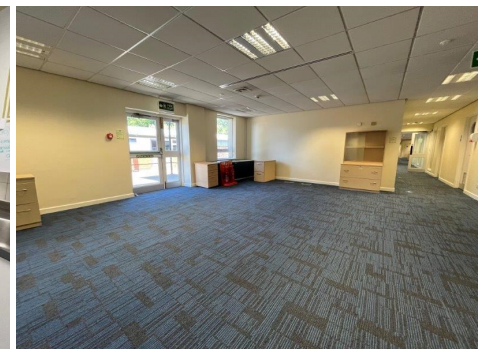
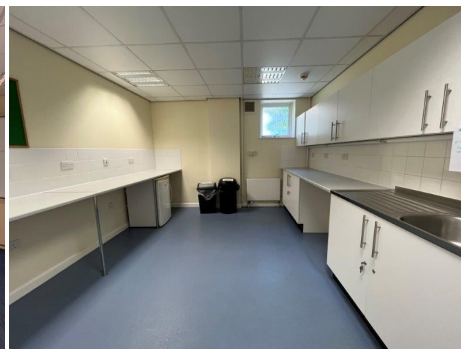
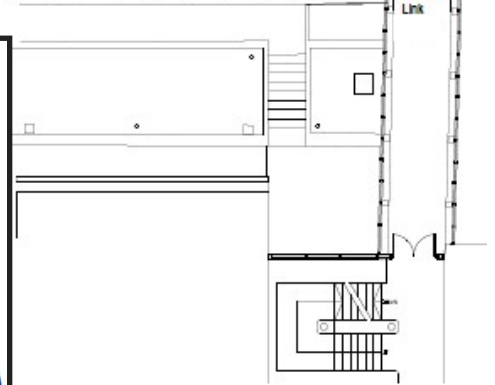
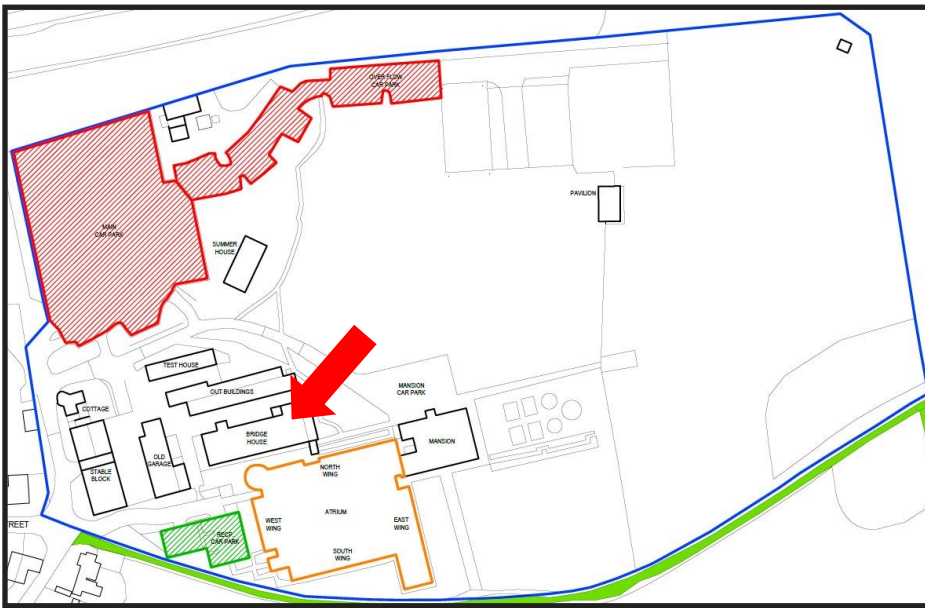
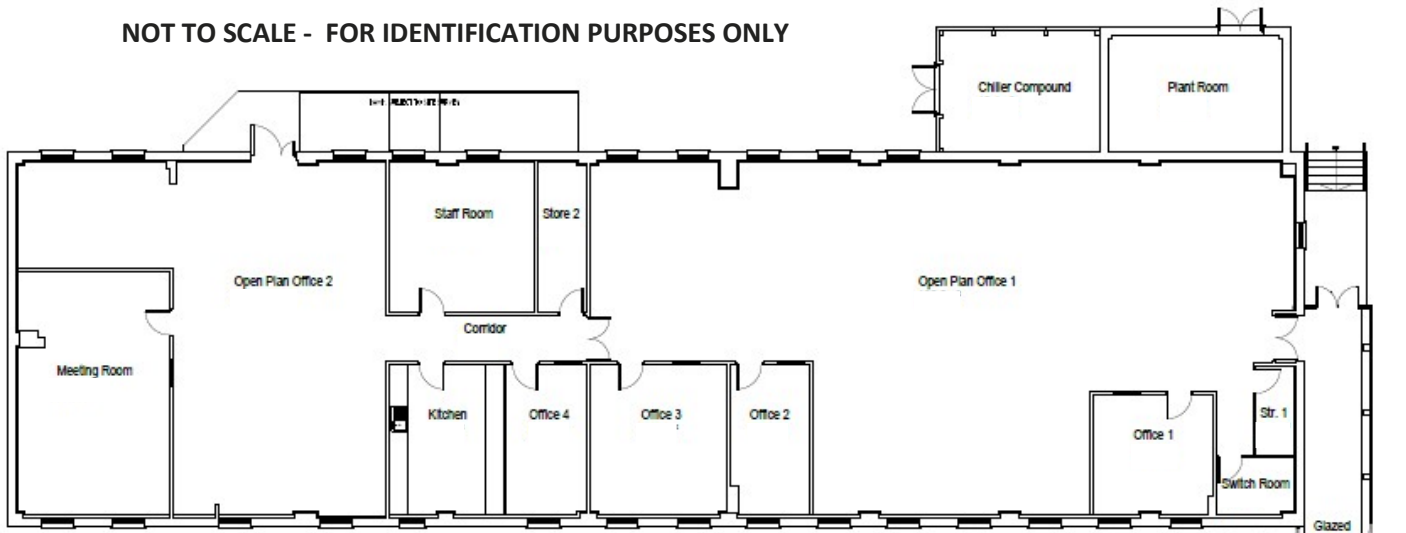
Legal Costs

Each party to be responsible for their own legal costs.

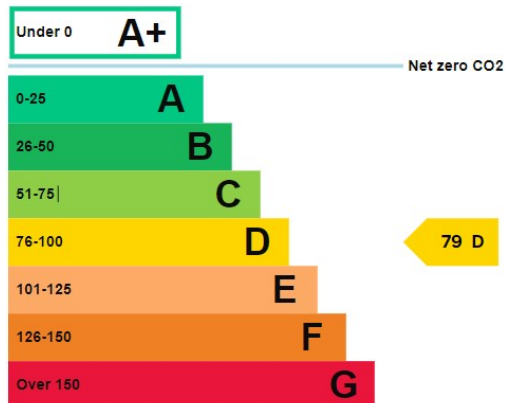
Particulars

Property details prepared in September 2023.

NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Energy Performance Certificate



Viewing

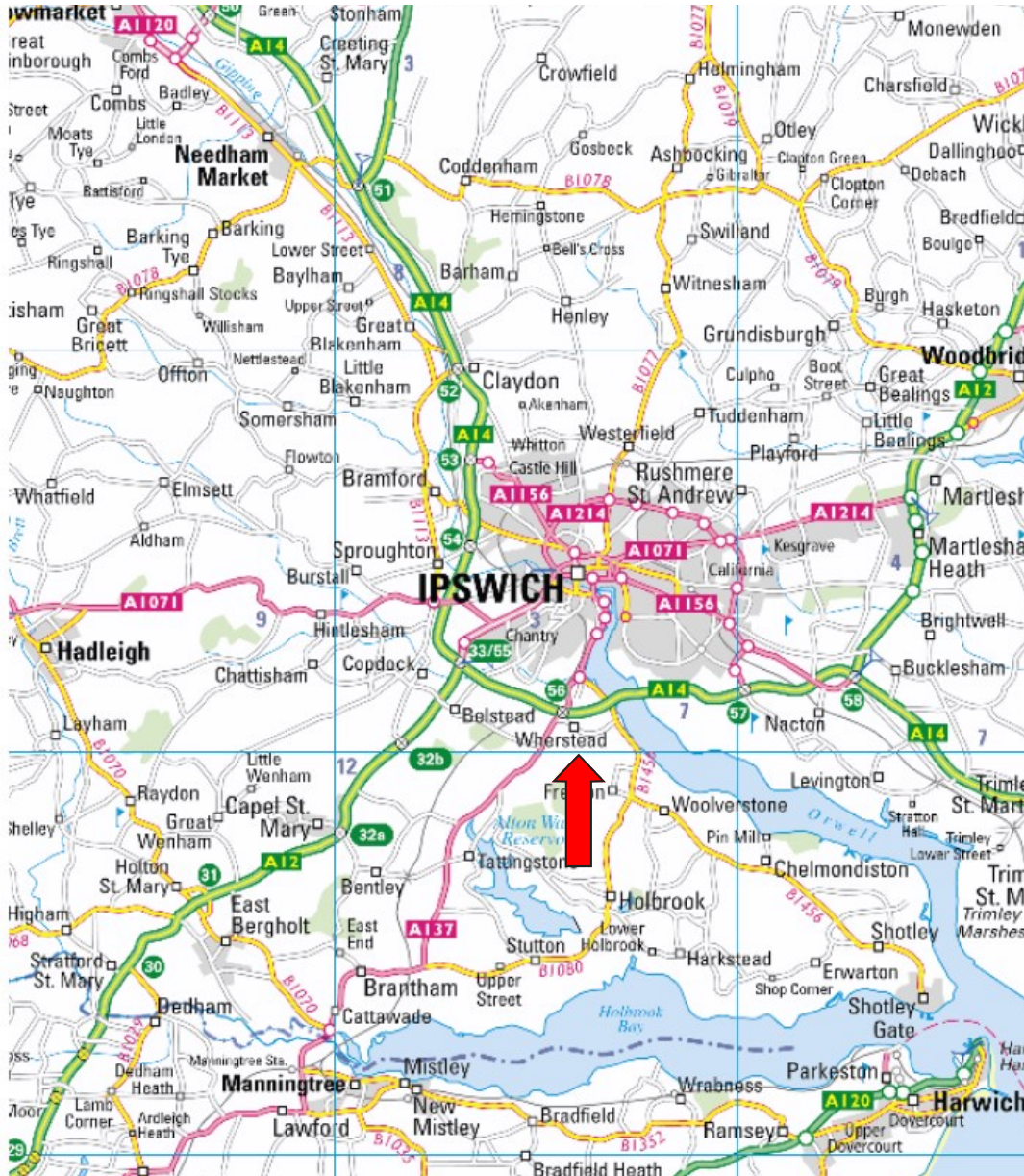
Strictly by prior appointment with the sole agents:

Fenn Wright
1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact Hamish Stone
hws@fennwright.co.uk



For further information call

01473 232 701

or visit fennwright.co.uk

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