

88-96

PRINCES STREET

IPSWICH

Located in the heart of the town's professional district, 88-96 Princes Street will deliver a landmark office building of 40,000 sq ft.







LOCATION

Ipswich is both an important County town and a major regional shopping centre which is experiencing significant growth.

Proximity to the Port of Felixstowe, a world class high tech hub at Martlesham and tourism at Ipswich Waterfront epitomises a diverse local economy.

The regeneration and enhancement of Ipswich town centre, new development taking place on the fringes and a significant take up of existing business space is evidence of the town's burgeoning economy. Ipswich also offers a wide and varied housing stock, a range of private education facilities, access to the Suffolk Heritage coastline plus fast and frequent rail connections to London (Liverpool Street).

Ipswich is also home to the University Campus Suffolk, the town's main higher education institution with its primary campus located on the Waterfront. Founded in 2007 by the University of East Anglia and the University of Essex, UCS is going from strength to strength and is seeing an increase in both investment and student numbers as it establishes itself as a key provider of industry-focused higher education.



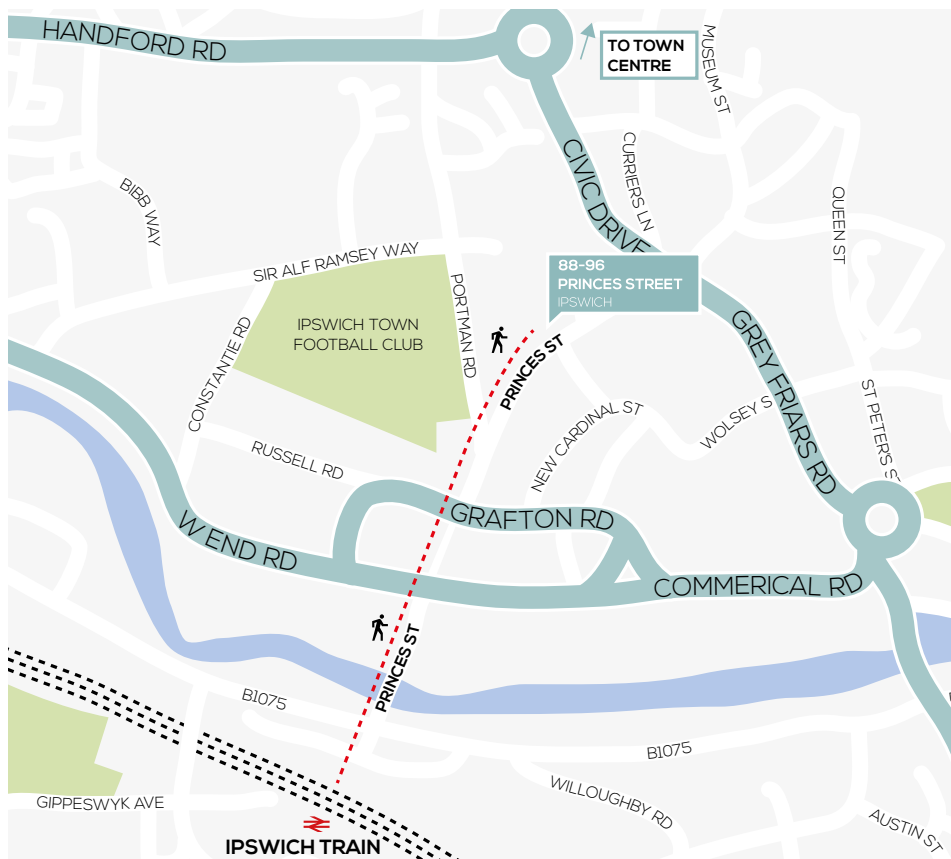
SITUATION

88-96 Princes Street is prominently located to form an imposing new landmark building in the Princes Street business corridor.

Office activity in the town is increasingly focused toward Princes Street, which connects the town centre with Ipswich Rail Station and the wider road network.

Law firm Birketts are to occupy a new regional headquarters opposite of approx. 42,000 sq ft.

Other occupier activity nearby includes Archant Newspaper and Magazine publishing company, whose titles include the East Anglian Daily Times, moving to Portman House, 120 Princes Street.





**88-96
PRINCES STREET
IPSWICH**

AXA

BIRKETTS

IPSWICH TOWN FC

SUFFOLK COUNTY COUNCIL

IPSWICH CROWN COURT

TOWN CENTRE

WILLIS

HMRC

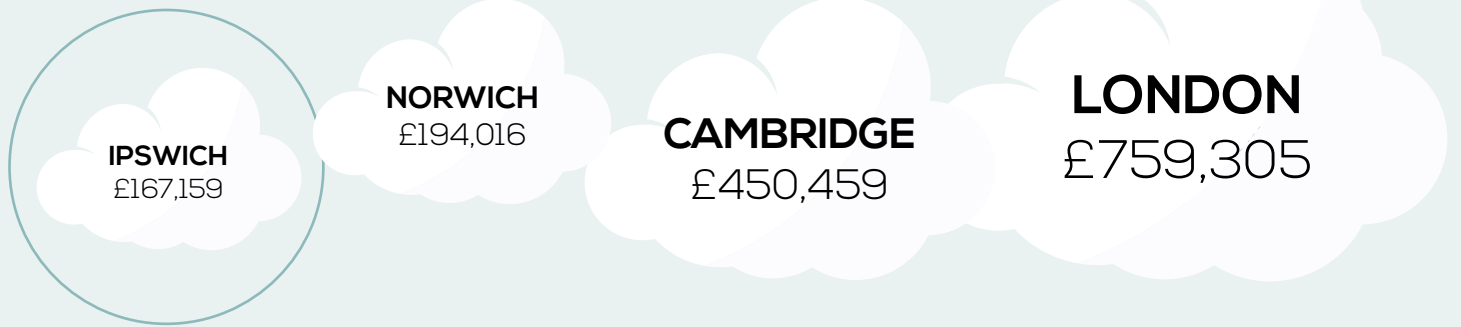
WILLIS

SUFFOLK LIFE



FAVOURABLE COST COMPARISON

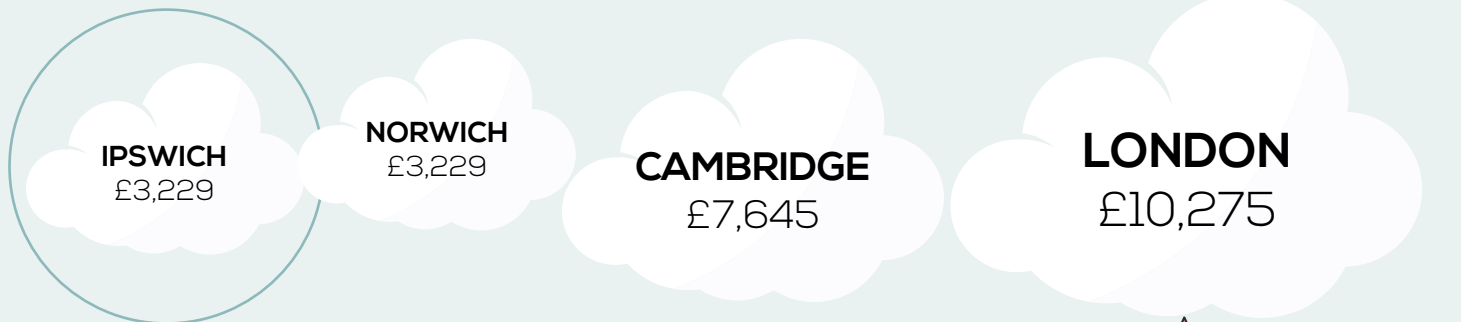
Average Residential Prices- Aug 15 (Source: www.rightmove.co.uk)



Annual Total Occupier Cost



Annual Cost per desk



COMPETITIVE ADVANTAGE

With a 70 minute rail journey time to London (Liverpool Street) and offering a mixed and varied housing stock, Ipswich is an attractive relocation option. The town combines a skilled workforce across the insurance, banking and financial sectors together with low facility costs when compared to other competing locations (see cost comparison illustration).

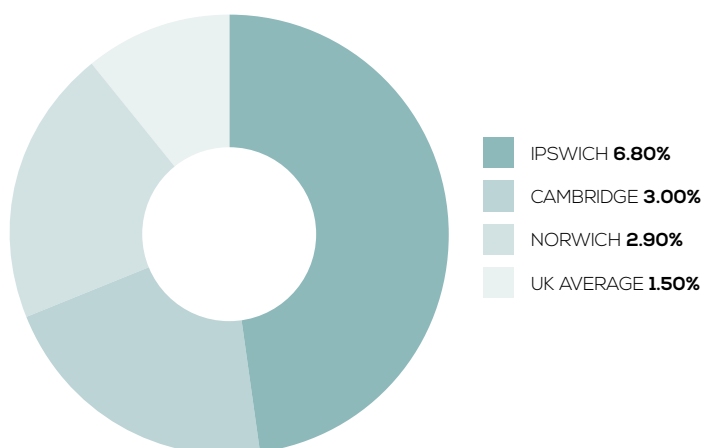
ENTERPRISE ZONE

88-96 Princes Street, Ipswich is one of the few sites selected to benefit from Enterprise Zone status whereby the occupier can access a number of benefits but principally rates relief of up to £55,000 per annum over a five year period i.e. maximum relief £275,000 (further details upon request).

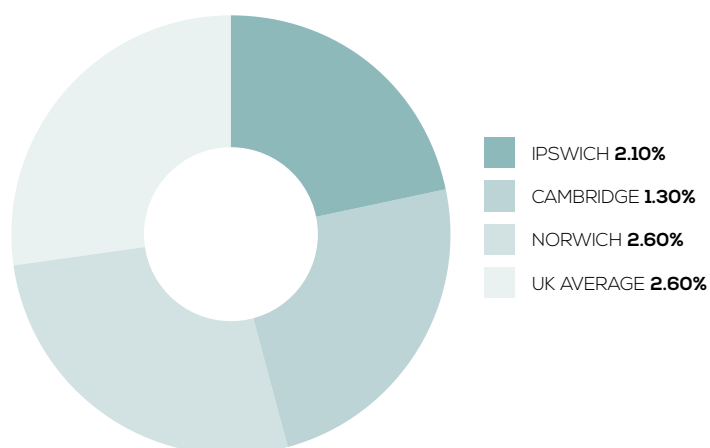
The property also lies within an Assisted Area, where grants of up to 10% of capital investment are available for larger business and up to 30% for smaller businesses.

COMPETITIVE EMPLOYMENT ACROSS FINANCIAL SERVICES

Insurance - % of total employees



Banking and Finance - % of total employees



AMENITY

Situated midway between the town centre and rail station, the site is well served by a comprehensive range of staff amenities and civic buildings.

Ipswich Waterfront, which is within easy walking distance of 88-96 Princes Street, has seen considerable development and has become a destination in its own right, providing a busy marina plus a range of bars and dining facilities

Together with the core town centre retail mix, Ipswich also benefits from the newly refurbished Sailmakers shopping centre and the transformed Buttermarket scheme, a multi million pound project to include a 12 screen cinema, bowling alley, gym and 9 restaurants.



CONNECTIVITY

A well connected site within Ipswich, with immediate access to the local road network and Ipswich railway station.



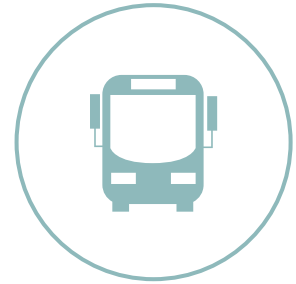
BY ROAD

88-96 Princes Street is well serviced by the local road network being located off the A137 which provides easy access to the A14/12 which in turn links to the M25 and national motorway network.



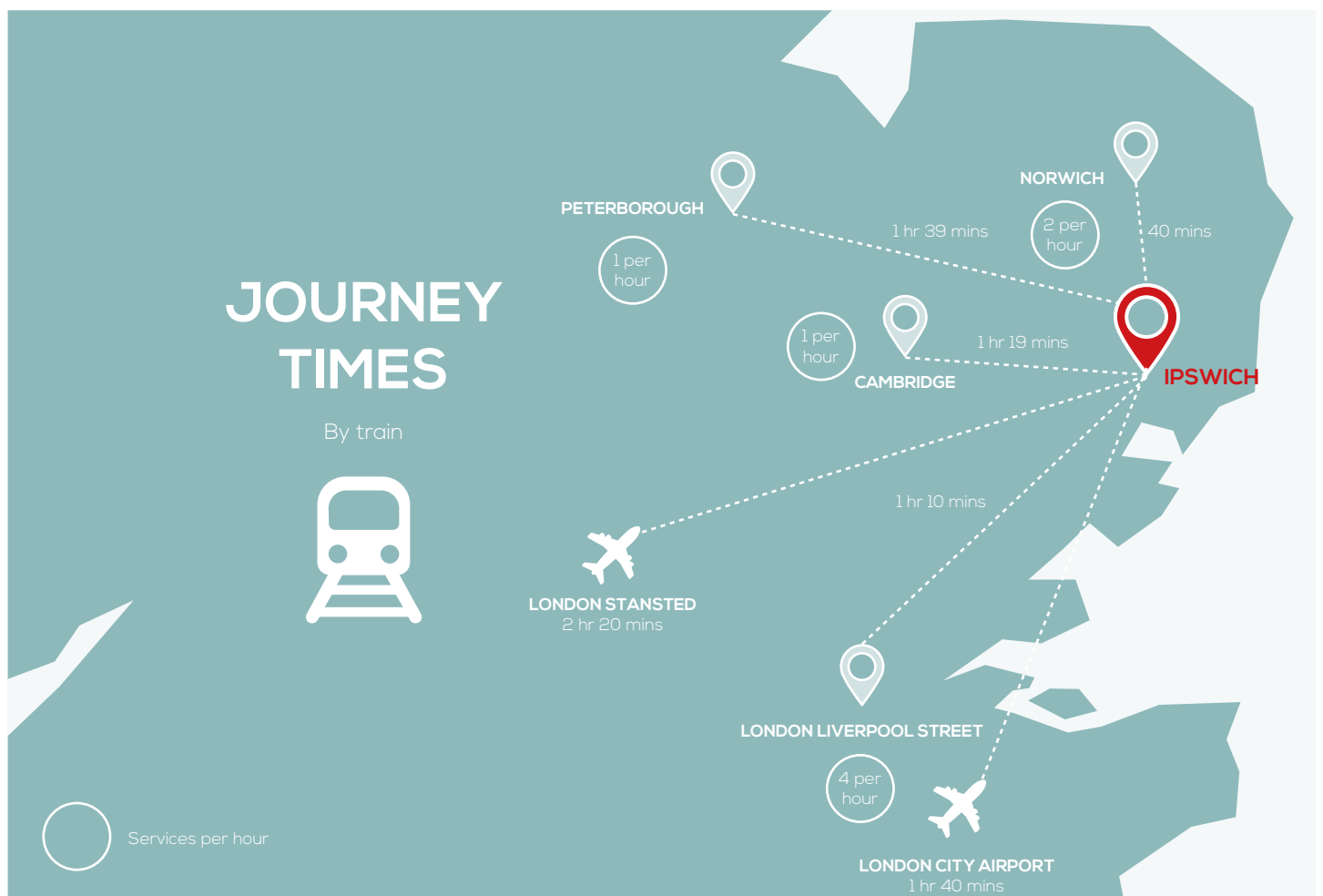
BY RAIL

88-96 Princes Street is located within a short walk of Ipswich mainline railway station where there are direct and regular connections to a variety of destinations but principally London Liverpool Street with a journey time of 1 hour 10 minutes.



BY BUS

Both Tower Ramparts and the Old Cattlemarket bus stations are within easy walking distance and provide regular bus services to the town fringes and neighbouring villages together with Ipswich Park & Ride. Princes Street itself is also served by regular bus services with boarding/alightment convenient for this development, including a free shuttle bus to the town centre.



THE SCHEME

88-96 Princes Street benefits from a detailed planning consent and is available on a pre-let basis. It is proposed that the building will be delivered within 18 months from Agreement for Lease.

SPECIFICATION

Whilst the proposed specification is outlined below, we will work with an occupier to incorporate bespoke requirements including branding.

Proposed internal specification:

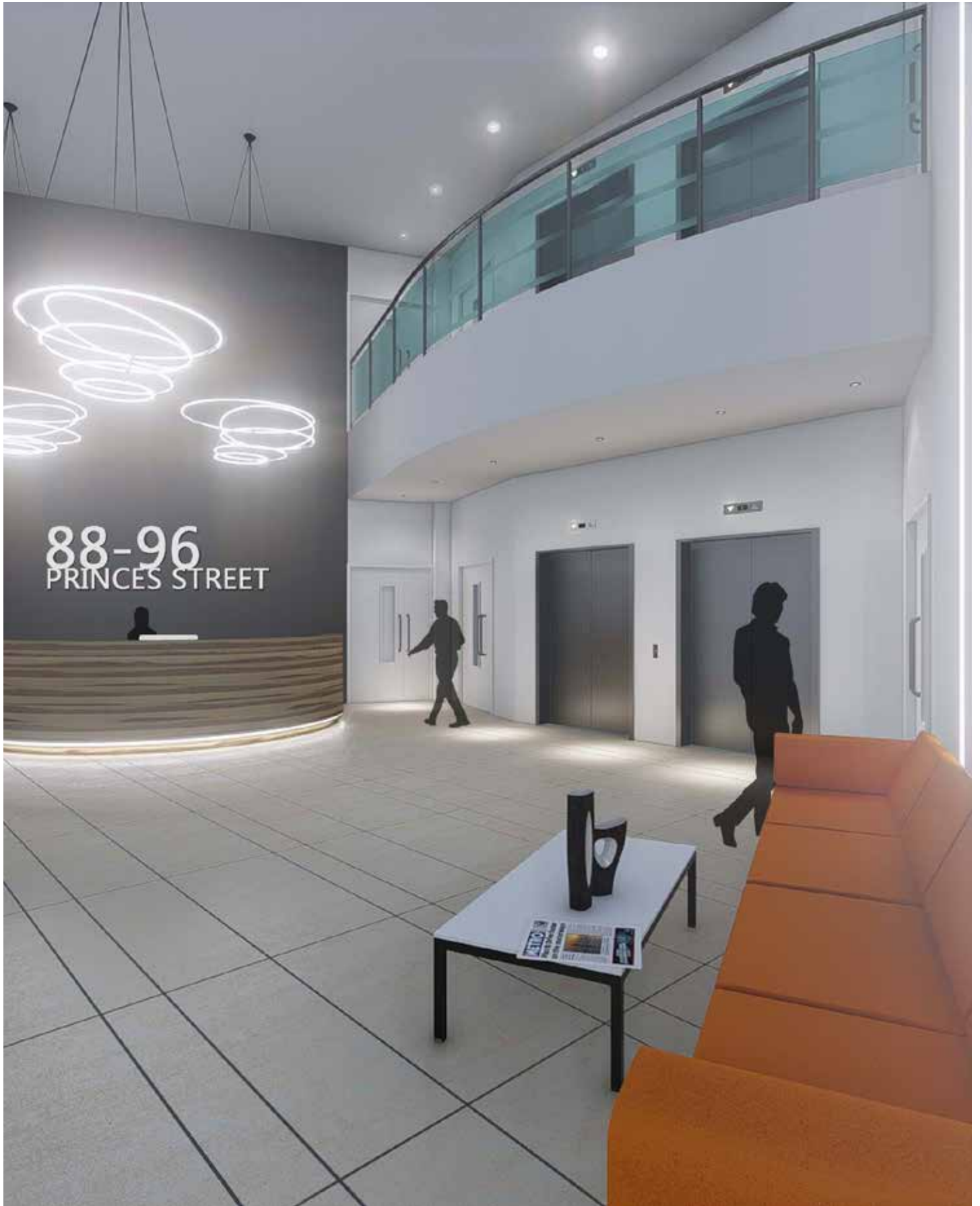
- › Impressive reception
- › 2 passenger lifts
- › VRF comfort cooling
- › Suspended ceilings with LG7 compliant lighting
- › Full access raised floors
- › WC & shower facilities on each floor

External specification:

- › Prominent corner site on principal thoroughfare
- › Staff garden with lawn and raised timber decking area
- › High quality landscaping
- › Dedicated secure bicycle storage
- › Target BREEAM rating to be achieved 'Very Good'
- › Target EPC B
- › 40 dedicated car spaces*
- › 4 motorcycle spaces

* Additional car parking spaces are available on a season ticket basis in the Portman Road car park to the rear which provides 563 spaces in total.

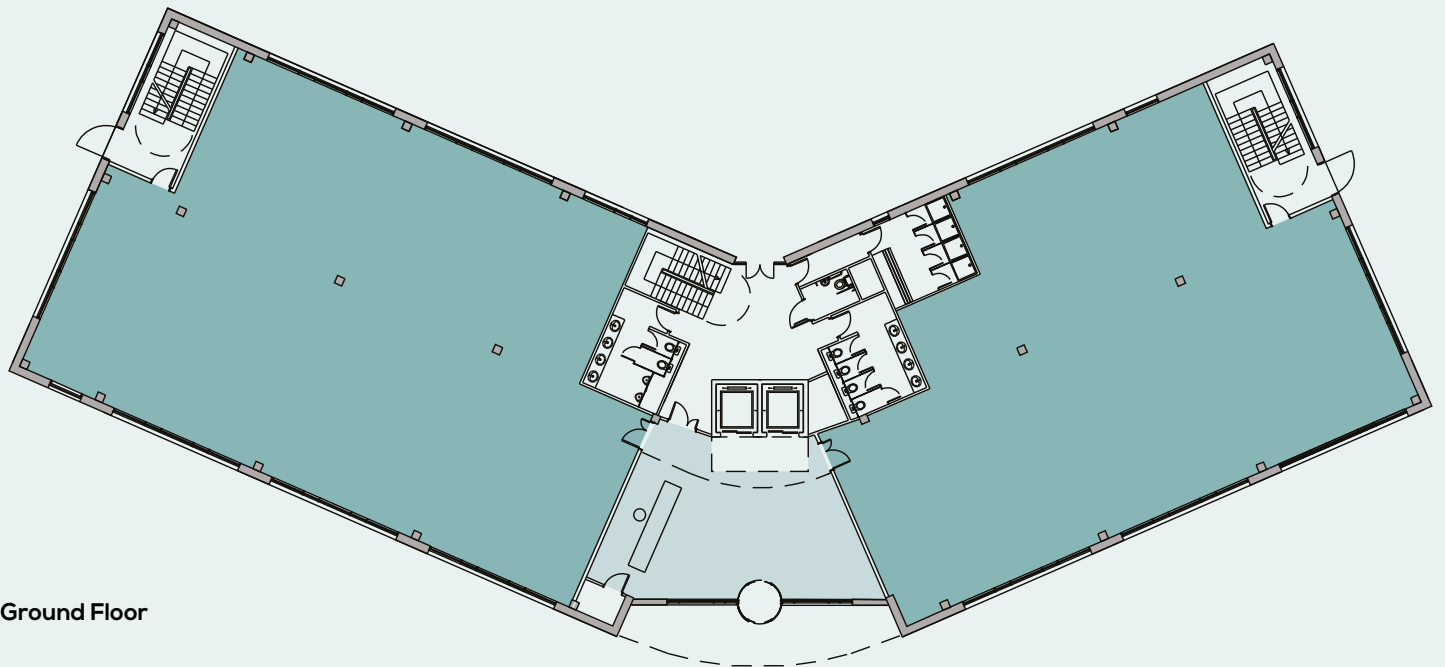




SCHEDULE OF AREAS (NIA)

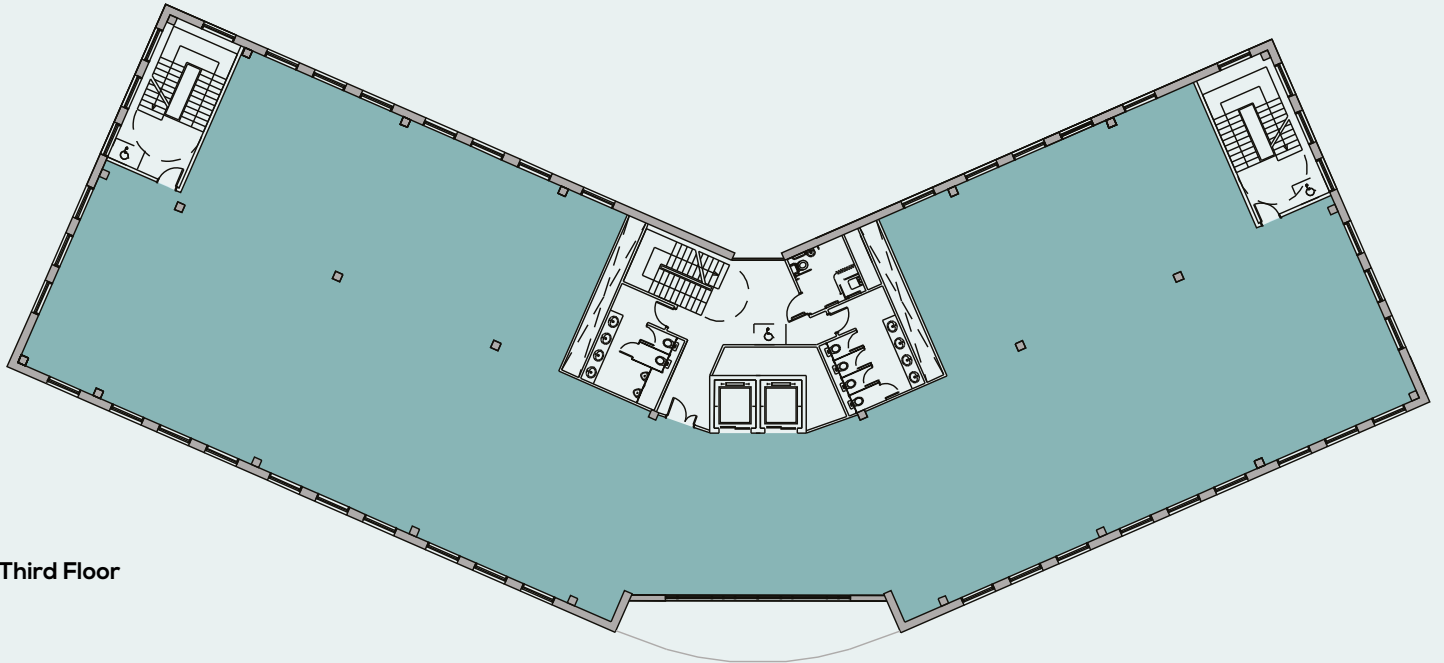
	Total (sq ft)	Total (sq m)
Fourth	7,190	668
Third	8,450	785
Second	8,504	790
First	7,814	726
Ground	7,642	710
TOTAL	39,600	3,679
Reception	700	65
TOTAL	40,300	3,744

TYPICAL FLOOR PLATE

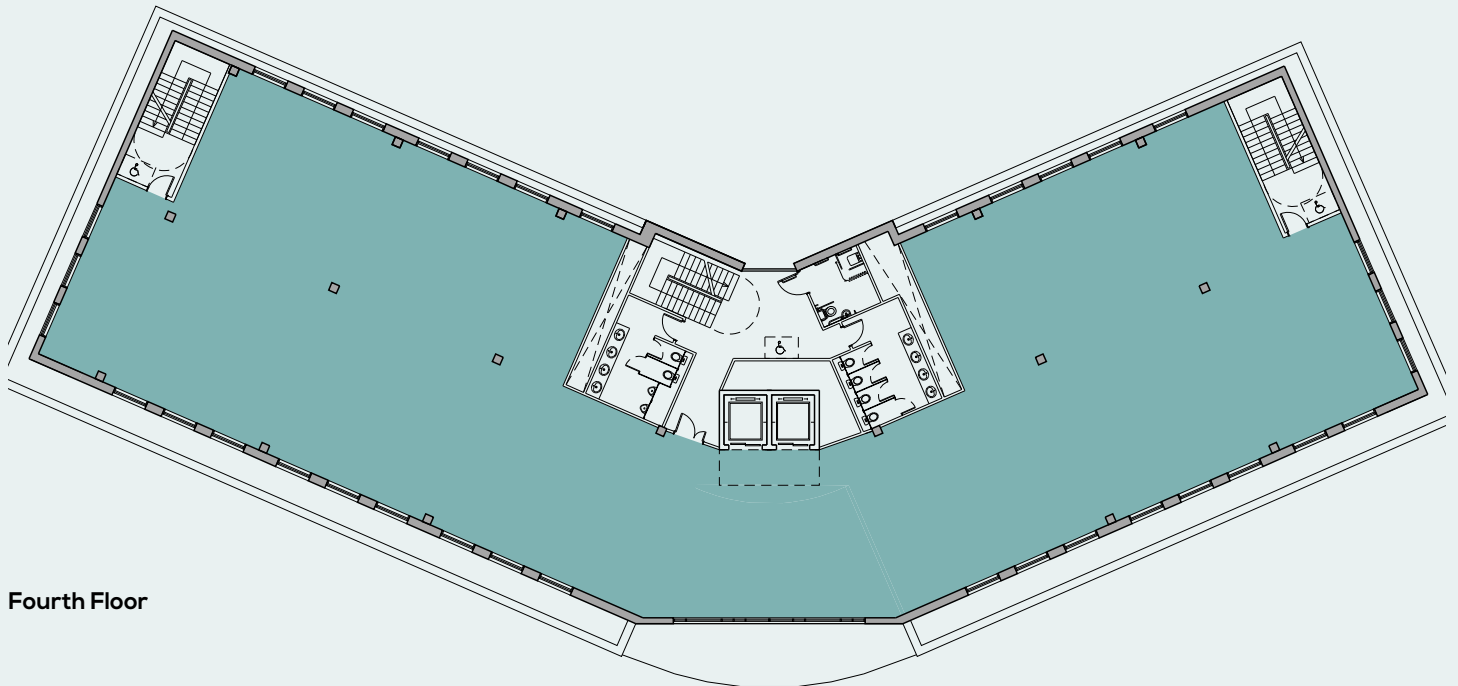


Ground Floor

**Efficient floor plates
enabling flexibility and
good natural light**



Third Floor



Fourth Floor

CONTACT

Jon Gardiner

+44 (0)20 7409 8828
jgardiner@savills.com

Chris Moody

+44 (0) 1473 234 835
cmoody@savills.com

33 Margaret Street
London
W1G 0JD

50 Princes Street
Ipswich
Suffolk IP1 1RJ



On the instructions of



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Designed and Produced by Savills Marketing: 020 7499 8644 | January 2016