



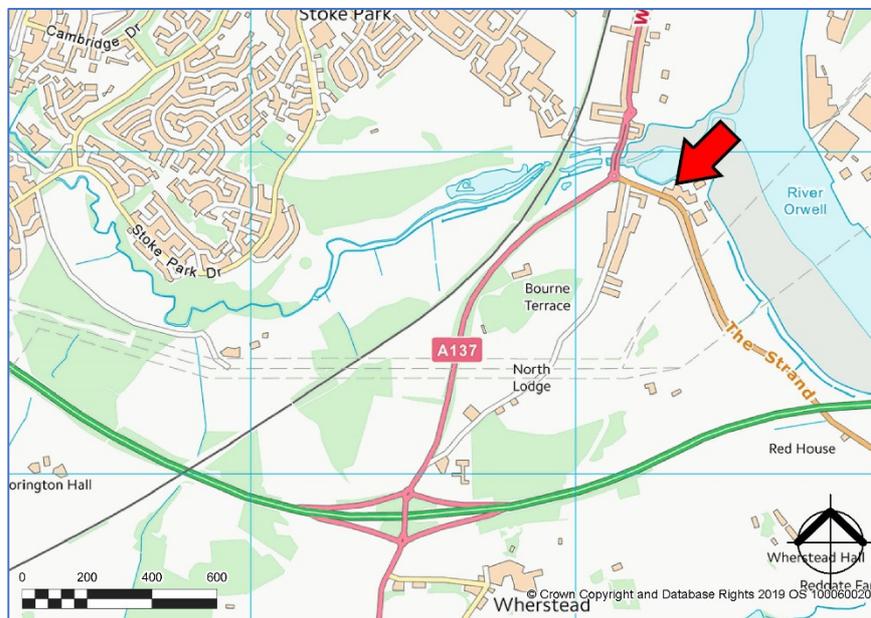
5,100 SQ FT OFFICE PREMISES TO LET

Marina House, Fox's Marina, Ipswich, Suffolk, IP2 8NJ

- Prestigious, to be refurbished offices on Fox's Marina
- Parking for 20 vehicles
- 2 minutes from the A14
- To Let on new lease terms £80,000 + V.A.T.
- Could be taken with Harbour Landing (First Floor) to create a 10,296 sq ft office
- Approx 473.83 Sq M (5,100 Sq Ft)

01473 211933
penncommercial.co.uk





LOCATION

The property is situated at Fox's Marina which is accessed from The Strand off Wherstead Road to the south of Ipswich town centre. The Fox's Marina complex houses a number of office occupiers, together with the Chandlery, Yacht Club, and is also close to local amenities such as the Suffolk Food Hall and the Oyster Reach Public House.

Fox's Marina sits 12.5 miles west of Felixstowe, 2 miles south of Ipswich and 18 miles north east of Colchester.

There is easy access to the main A12/A14 dual carriageway via the B1456 Shotley Road.

Other office occupiers on the Fox's Marina complex include Genesis PR, European Customer Solutions and RIF Worldwide. Local amenities include Fox's Marina Yacht Club at the Outlook, Suffolk Food Hall and Suffolk Leisure Park.

DESCRIPTION

The refurbishment works will be agreed with potential occupants and carried out according to Tenants requirements, subject to terms. The property benefits from glazed frontage overlooking the Marina and the Boat Yard. There is allocated car parking of 20 spaces.

ACCOMMODATION

(all areas are approximate)

Ground Floor	473.83 sq m	5,100 sq ft
Total	473.83 sq m	5,100 sq ft

ADDITIONAL SPACE

The offices situated above Marina House are also available to let on similar terms. Taking both spaces would provide accommodation of 10,296 square feet.

PLANNING

We would recommend that all interested parties contact Ipswich Borough Council on 01473 432913.

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate will be updated upon completion of the refurbishment works.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

BUSINESS RATES

The offices will be reassessed following the completion of the refurbishment works.

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

SERVICES

We understand that mains electricity and water are connected to the property.

SERVICE CHARGE

Service charge TBC.

TERMS & TENURE

The premises are available to pre-let on new lease terms for a rent of £80,000 per annum exclusive.

VAT

VAT is applicable.

VIEWING

To view or for further information, please contact:

Robin Cousins at Penn Commercial
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk, IP2 8NJ
Email: robin@penncommercial.co.uk

01473 211933

Subject to contract

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