

FOR SALE: Town Centre Office Investment



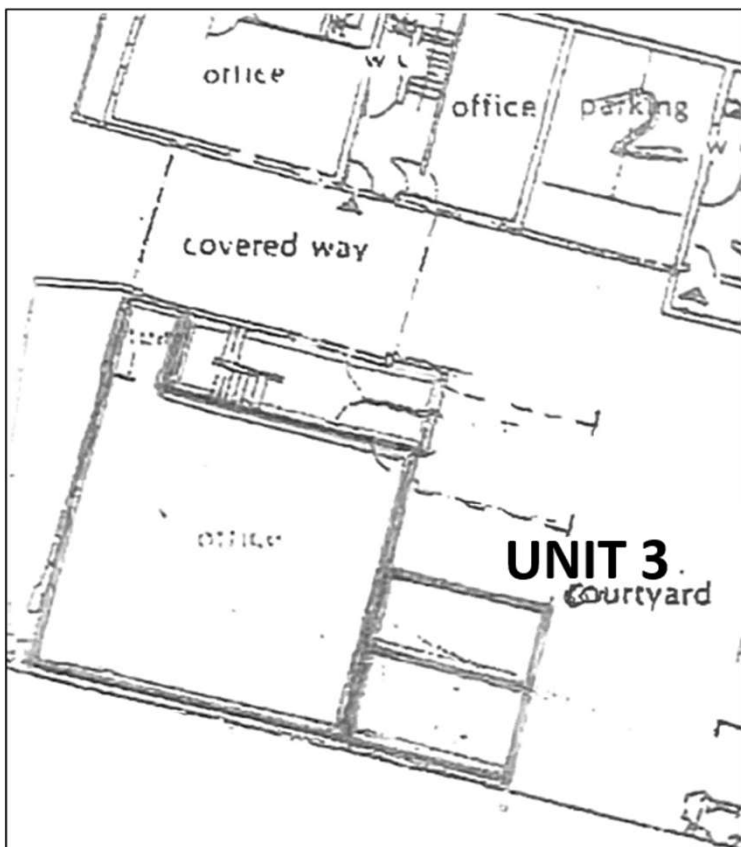
Unit 3 Cromwell Court, Greyfriars Road, Ipswich, Suffolk IP1 1XG
Total Area Approx. 332.98 sq m (3,584.20 sq ft)

- Short walk to the rail station & the town centre
- Fully let – current tenants are A Class Care, Hoopers Architects Ltd & DPS Tech Group LLP
- Current rent roll of £29,000 per annum exclusive

Available for sale freehold o.i.r.o. £320,000 exclusive, subject to existing tenancies in place.

Tenancy Schedule:

Tenant Name	Area	Size	Lease w.e.f.	Lease until	Rent	Demise
A Class Care	Ground Floor Office Suite	84.11 sq m (905.36 sq ft)	15 th June 2022	14 th June 2027	£9,250 pax	2 car parking spaces to the rear
Hoopers Architects Ltd	1 st Floor Mezzanine	37.90 sq m (407.96 sq ft)	19 th December 2024	Running on a yearly basis	£2,500 pax	
Hoopers Architects Ltd	2 nd Floor Mezzanine	34.90 sq m (375.66 sq ft)	19 th December 2024	31 st October 2027 – Hoopers have confirmed that they will continue extending their lease	£2,500 pax	
DPS Technology Group LLP	1 st Floor Office Suite	86.80 sq m (934.30 sq ft)	24 th June 2025	23 rd June 2030	£8,750 pax	1 car parking space at the front
Hoopers Architects Ltd	2 nd Floor Office Suite	89.27 sq m (961 sq ft)	June 2026	Running on a yearly basis	£6,000 pax	1 car parking space at the front
		Total Area = 332.98 sq m (3,584.20 sq ft)			Total Rent = £29,000	





Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester.

Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The property is situated in Cromwell Court, which is a courtyard office scheme located on Greyfriars Road, close to the main town centre and adjacent to the Novotel Hotel.

The Waterfront is a short walk away, as is the main rail station, with Intercity services to London Liverpool Street.

Description

The premises comprise a modern brick-built, three-storey self-contained office building, based around a central courtyard, and are built to a good specification.

The office spaces are open plan, with air conditioning, heating, carpet flooring, suspended ceilings and fluorescent lighting, and are in good decorative order throughout. Shared male/female WCs are available. Car parking spaces are allocated in the front of and at the rear of the property. Additional paid parking is available in nearby Novotel and Cardinal Park (subject to a separate negotiation).

Business Rates

All interested parties should contact Ipswich Borough Council on 01473 433851.

Accommodation (all areas are approximate)

Total Area Approx. 332.98 sq m (3,584.20 sq ft)

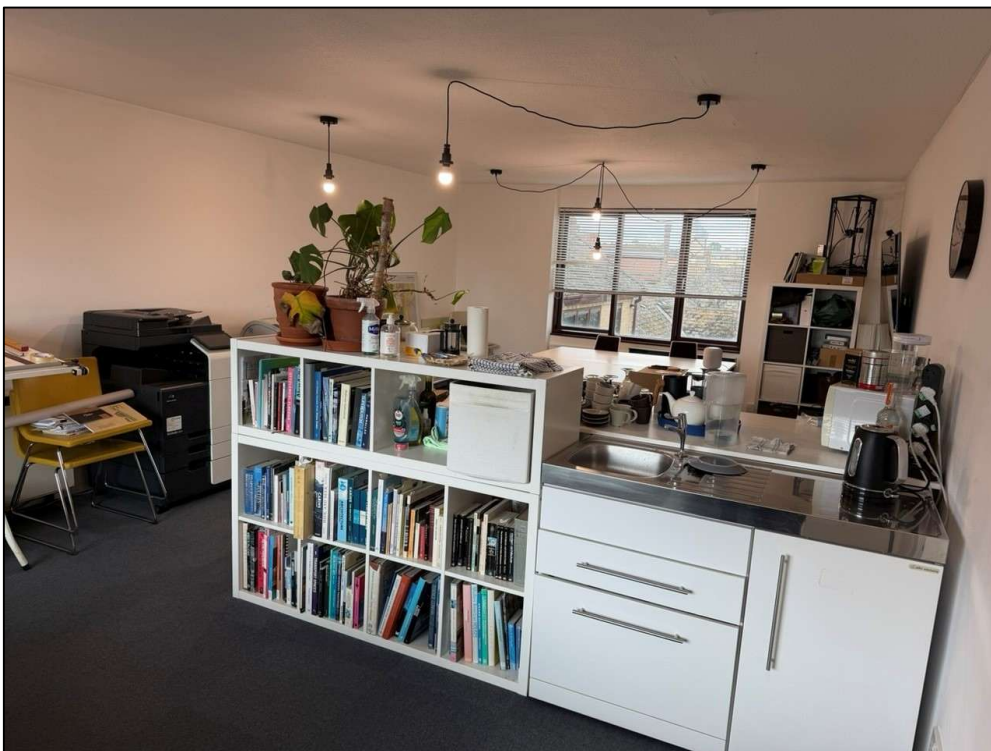
Planning

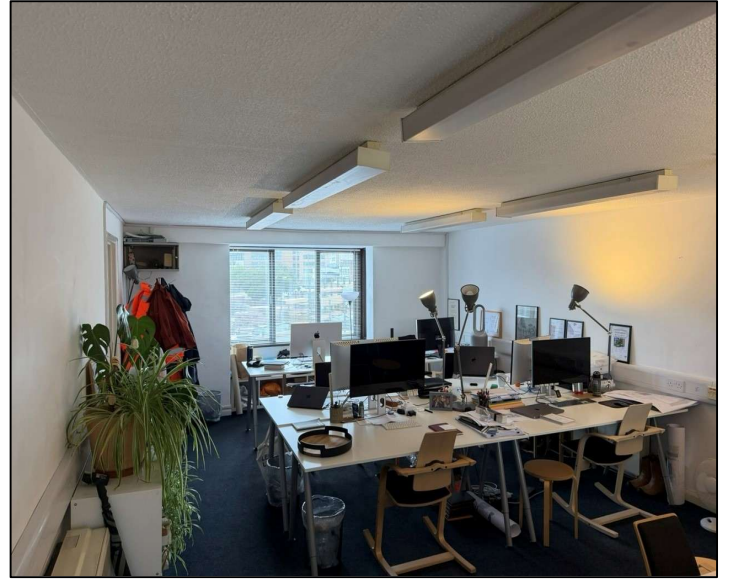
The property currently has consent for Class E office use.

All interested parties should contact Ipswich Borough Council on 01473 433200.

Legal Costs

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







Services & Service Charge

We understand that all mains services and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation/condition, including IT and telecommunication links.

Viewing

Strictly by prior appointment with the sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich, Suffolk IP2 8NJ

01473 211933

rachael@penncommercial.co.uk

penncommercial.co.uk

Price & Tenure

The investment is available for sale freehold at offers in the region of £320,000 for the freehold interest, subject to the existing tenancies.

A Class Care:

Ground Floor Office Suite, 84.11 sq m (905.36 sq ft), lease from 15th June 2022 to 14th June 2027, rent of £9,250 pax.

Hoopers Architects Ltd:

- 1st Floor Mezzanine: 37.90 sq m (407.96 sq ft). Lease from 19th December 2024. Running on a yearly basis, rent of £2,500 pax.
- 2nd Floor Mezzanine: 34.90 sq m (375.66 sq ft). Lease from 19th December 2024 to 31st October 2027 (Tenant has confirmed that they will continue extending their lease). Rent of £2,500 pax.
- 2nd Floor Office Suite: 89.27 sq m (961 sq ft). Lease from June 2026, running on a yearly basis, rent of £6,000 pax.

DPS Technology Group LLP

1st Floor Office Suite: 86.80 sq m (934.30 sq ft), lease from 24th June 2025 to 23rd June 2030, rent of £8,750 pax.

Total Area = 332.98 sq m (3,584.20 sq ft)

Total Rent = £29,000

Energy Performance Certificate

Rating E111. Certificate Number 0378-2325-1504-8047-2105, valid until 19th January 2031.

VAT

VAT is not applicable.

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