

Crown House, Crown Street, Ipswich, Suffolk, IP1 3HS



Newly  
Refurbished  
Town Centre  
Air Conditioned  
Office Suites

- 214 - 1,052 sq.m. (2,303 - 11,325 sq.ft.)
- Air conditioned open plan accommodation
- 24/7 access and security
- Ready for immediate occupation
- New leases available on flexible terms



# Details

## Description

Crown House comprises a 5 storey office building arranged within two wings, on either side of a central core, with two lifts providing access to all upper floors.

All suites have been newly refurbished, the specification including:

- **24/7 access and security**
- **Air conditioning**
- **Full access raised floors (perimeter trunking to ground floor)**
- **Suspended ceilings**
- **Modern recessed lighting**
- **Full carpeting**

Toilet facilities are available on all floors.

## Accommodation

The suites currently available are as follows:

Ground Floor East Wing	11,325 sq.ft. (1,052 sq.m.)
Second Floor East Wing (Front)	2,310 sq.ft. (215 sq.m.)
Third Floor East Wing (Front)	<u>2,303 sq.ft.</u> ( <u>214 sq.m.</u> )
<b>Total</b>	<b>15,938 sq.ft (1,481 sq.m.)</b>

## Lease Terms

The premises are available on new flexible lease terms.

The initial net rent is £12 per sq.ft. plus VAT. However, a variety of alternative, flexible arrangements are available in relation to:

- **Rent free periods**
- **Phased rents**
- **Break clauses**
- **Fixed/capped service charges.**

Further details are available upon request.

## Business Rates

Details in relation to the assessment of individual suites are available upon request.

## Local Authority

Ipswich Borough Council  
Grafton House  
15/17 Russell Road  
Ipswich  
Suffolk  
IP1 2DE  
Telephone 01473 432000.



Central Reception



Typical Suite

**Energy Performance Certificate**  HM Government  
Non-Domestic Building

Crown House  
Crown Street  
IPSWICH  
IP1 3HS

**Certificate Reference Number:**  
9990-5034-0388-1070-1004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

<b>Technical information</b>		<b>Benchmarks</b>
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows: 54 If newly built 124 If typical of the existing stock
Building environment:	Air Conditioning	
Total useful floor area (m <sup>2</sup> ):	11717	
Building complexity (NOS level):	4	

**Energy Performance Asset Rating**

More energy efficient

**A+**

..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**87** This is how energy efficient the building is.

**Particulars**

Prepared in September 2016.

**Viewing**

Strictly by prior appointment with the joint sole agents:

**Fenn Wright**  
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**  
**fennwright.co.uk**

Contact Alistair Mitchell  
agm@fennwright.co.uk



**Reader Commercial**  
Hubbard House, Civic Drive, Ipswich, IP1 2QA  
T: 01473 289600  
F: 01473 289331  
E: martin@readercommercial.com  
Contact: Martin Reader



01473 289600

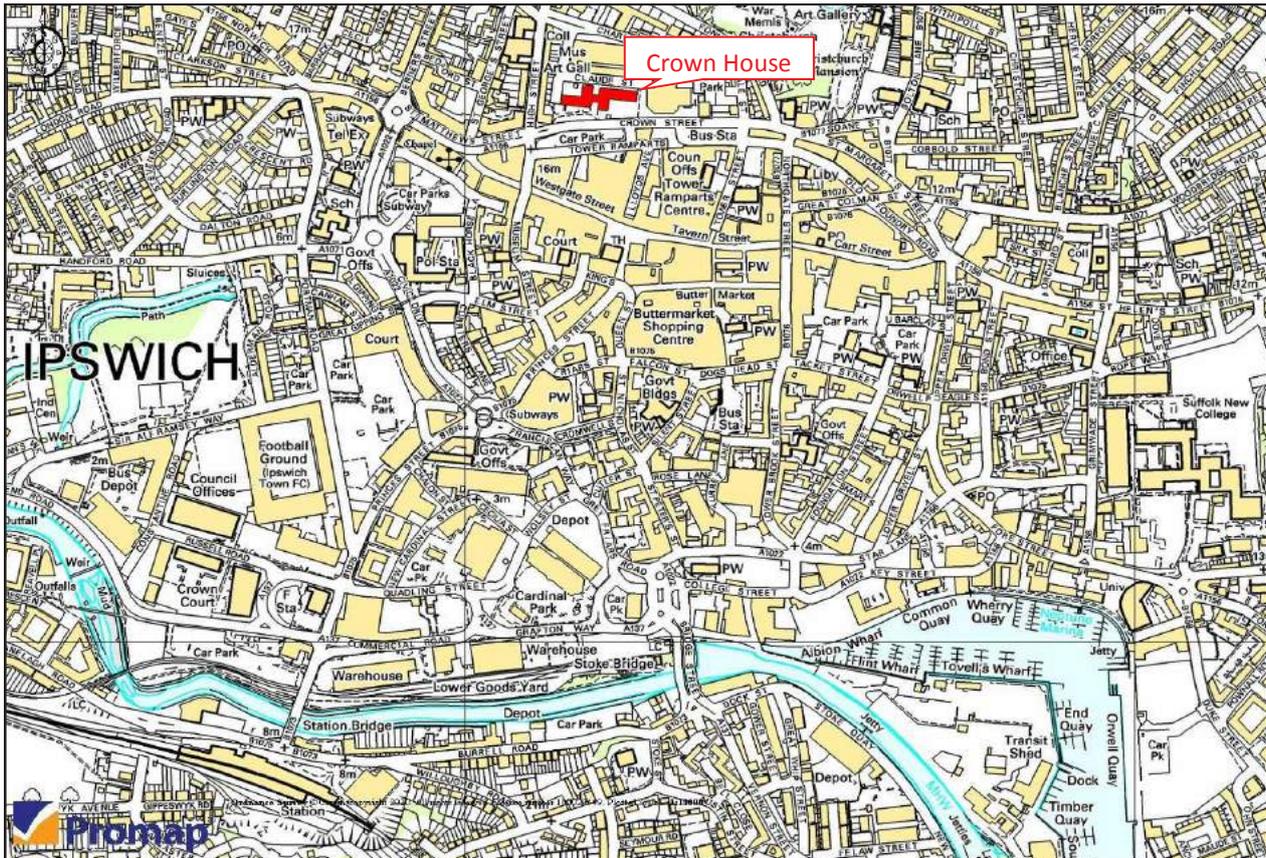
## Location

Ipswich is the county town and principal commercial centre of Suffolk with a population of approximately 130,000.

The A12 and A14 trunk routes provide excellent road communications with the national motorway network, with Cambridge, Bury St Edmunds, Colchester, Chelmsford and Norwich within easy reach. The M25 and Stansted Airport are within a one hour drive and the Ipswich railway station provides an inter-city service with a train journey time to London (Liverpool Street) of approximately 70 minutes.

The Port of Felixstowe is within approximately 12 miles.

Crown House occupies a prominent position on the town's inner ring road, directly to the north of the town centre, within close proximity to the bus station and central retail district and a short walk from Christchurch Park.



## For further information

**01473 232 701**  
**fennwright.co.uk**

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