

OFFICE



1-3 Whitehouse Business Centre

Lovetofts Drive

IPSWICH

IP1 5SF

TO LET

Office space from 77.8m² (837 sq ft) – 450.8m² (4,852 sq)

Comprise 2 storey office building with parking

Available separately or as one

Rent only £4.00 per sq ft



01473 289600

www.readercommercial.com

LOCATION

The property is situated in Lovetofts Drive off White House Road on the north western side of Ipswich. This locality offers direct access to the A14 connecting Ipswich with Felixstowe, the Midlands and London via the A12. Nearby occupiers at Whitehouse include Asda, Cooper BMW and SEH along with numerous other retail, warehouse, office and trade counter occupiers.

DESCRIPTION

The premises comprise a 2-storey office building attached to 2 large warehouses to the rear. Internally the offices are arranged on ground and first floor levels and accessed via communal reception facility with communal male/female wc's at ground floor level. Offices at ground floor level are in reasonable order however offices at first floor level are in need of works. Outside the front of the property are onsite parking spaces (*amount to be confirmed*).

ACCOMMODATION

(Please note all areas are appropriate)

Ground Floor Offices	77.8m ²	837 sq ft
Currently split into 3 offices of different sizes		
Large Rear Store Room	72.98m ²	785 sq ft
Total Ground Floor Area	150.8m ²	1,623 sq ft
First Floor	300m ²	3,229 sq ft
Currently split into numerous offices of varying sizes.		
Overall Available Area	450.8m ²	4,852 sq ft

SERVICES

We understand that all main services are available. We recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of those services for their purposes.

BUSINESS RATES

To be assessed.

TERMS

The accommodation is available separately or as a whole on a new lease, length to be agreed at a **proposed commencing rent of only £4.00 per sq ft.**

SERVICE CHARGE

There will be a service charge levied for the upkeep of the common areas and communal heating system throughout the office accommodation.

VAT

VAT will be applicable to the rent.

LEGAL COSTS

Each party to bear their own reasonable legal costs.

VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600

martin@readercommercial.com



Plan is for identification purposes only



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Energy Performance Certificate



Non-Domestic Building

UNIT 1
Whitehouse Business Centre
Lovetofts Drive
IPSWICH
IP1 5SF

Certificate Reference Number:
0301-9726-6830-0800-4113

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.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



100 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 9217
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:
42 If newly built
87 If typical of the existing stock

Energy Performance Certificate
Non-Domestic Building



UNIT 2
Whitehouse Business Centre
Lovetofts Drive
IPSWICH
IP1 5SF

Certificate Reference Number:
0920-4083-0361-6082-7014

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.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



81 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 2956
 Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:
41 If newly built
86 If typical of the existing stock