



# ST VINCENT HOUSE

Ipswich | Suffolk | IP1 1LL

OFFICES TO LET

[stvincenthouse.co.uk](http://stvincenthouse.co.uk)



A NEW PERSPECTIVE ON IPSWICH





# ST VINCENT HOUSE

1 CUTLER STREET | IPSWICH | SUFFOLK | IP1 1LL  
**HIGH QUALITY OPEN PLAN OFFICE FLOORS**  
stvincenthouse.co.uk



<b>Ground floor:</b>	Reception
<b>1st floor:</b>	Buck Consultants
<b>2nd floor:</b>	ECL
<b>2nd floor:</b>	Morgan Sindall
<b>3rd floor:</b>	<b>To let - 5,400 sq ft</b>
<b>4th floor:</b>	Pound Gates
<b>5th floor:</b>	Pound Gates
<b>6th floor:</b>	Crafted Media
<b>7th floor:</b>	<b>To let - 5,400 sq ft</b>
<b>8th floor:</b>	Government dept.
<b>9th floor:</b>	<b>To let - 5,400 sq ft</b>
<b>Total available:</b>	<b>16,200 sq ft</b>



St Vincent House has been refurbished to give occupiers an exemplary working environment. The generous reception area with soft seating is a great place for informal meetings and the refurbished offices are specified to give the occupier modern, affordable space.

St Vincent House is a landmark building set back from the main Greyfriars Road at its junction with Cutler Street. It is located between the town centre and the Waterfront with its shops, hotel, marina and leisure activities. It backs onto St Nicholas Street, one of the main link routes between the two. Ipswich Rail Station is a short walk across Cardinal Park leisure complex or

along Princes Street where the junction with Civic Drive has been remodelled.

Each floor is self contained and provides well specified and efficient office space with air conditioning, fully accessible raised floors, superb natural light, suspended ceiling and excellent parking.

#### Building amenities

- Newly refurbished common areas
- Suites refurbished to suit
- On-site car parking
- Air conditioning
- Double height reception
- 3 lifts
- Proximity to leisure and retail amenities
- Close to the rail station
- 24 hour access



## VIEWINGS

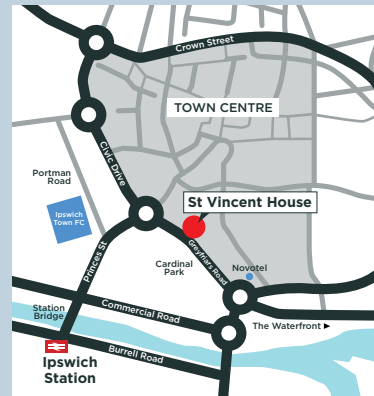
READER COMMERCIAL: 01473 289600

LAMBERT SMITH HAMPTON: 01223 814256



# ST VINCENT HOUSE

## LOCATION



### TRAVEL TIMES:

#### Via road:

Ipswich to London	1 hour 50 mins
Ipswich to Norwich	65 mins
Ipswich to Felixstowe	30 mins
Ipswich to Cambridge	60 mins
Ipswich to Stansted	60 mins

#### Via rail:

Ipswich to London	1 hour 10 mins
Ipswich to Norwich	40 mins
Ipswich to Felixstowe	25 mins
Ipswich to Colchester	18 mins
Ipswich to Chelmsford	35 mins

\* Times approximate

### Base Specification:

- New suite entrance doors - teak solid core doors and polished stainless steel ironmongery
- Raised access floors with floor boxes provided at 1:10 sq m ratio
- New Milliken carpet tiles throughout
- Suspended ceilings
- Recessed LG7 lighting with PIR sensors
- Floor mounted perimeter heat recovery (heating and cooling) air conditioning
- Repainted walls, columns, skirtings and internal window frames
- New electrical distribution boards and meters for each floor

### Lease:

New leases are available for a duration to be agreed.

### Rent:

£10.25 per sq ft - relates to Base Specification

### Service charge:

£3.75 psf (2015/2016)

### Legal costs:

Each party to be responsible for their own legal costs

### EPCs:

Available



### Joint agents:



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