

READER
COMMERCIAL

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COMMERCIAL UNIT



Unit B3 Voyage
Compair Crescent
Ranelagh Road
IPSWICH
IP2 0EH

TO LET / FOR SALE

109 sq m (1,182 sq ft)
Currently in a shell & core finish suitable for a
number of uses
Onsite Car Parking
500m from Train Station

Hubbard House, Civic Drive, Ipswich, Suffolk IP1 2QA

Telephone: 01473 289600 **Fax:** 01473 289331

Email: info@readercommercial.com www.readercommercial.com





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LOCATION

Voyage is a stylish and prominent development located within Ipswich Town Centre, just 500m from the train station which benefits from regular services to London Liverpool Street taking just over an hour. The development is set in a unique riverbank location along the River Gipping. Voyage now benefits from a footbridge spanning the river, connecting the site directly to the heart of Ipswich Village, incorporating the Crown Court, Endeavour House (Suffolk County Council) and Grafton House (Ipswich Borough Council).

DESCRIPTION

Voyage comprises a stylish development of 358 residential units with 15 live/work units and 2055 sq m (22,123 sq ft) of commercial space benefiting from A1, A2, A3, A4, A5, B1, C1 and D1 planning uses with associated car parking. The unit is located on the ground floor of the development and will be left to a shell finish.

ACCOMMODATION

(Please note all areas are appropriate)

45ft wide x 30ft deep.
1,182 sq ft (109 sq m)
Suitable for A1, A2, A3, A4, A5, B1 and D1 use.

TERMS

The unit is available by way of an effective Full Repairing and Insuring Lease at a proposed rent for the completed unit of £14,250.00 per annum exclusive. Alternatively if the interested party would entertain taking the property on in its current state rent incentives would be available. The 125 Year Long Leasehold interest is available. Price on Application.

RATES

To be assessed.

SERVICE CHARGE

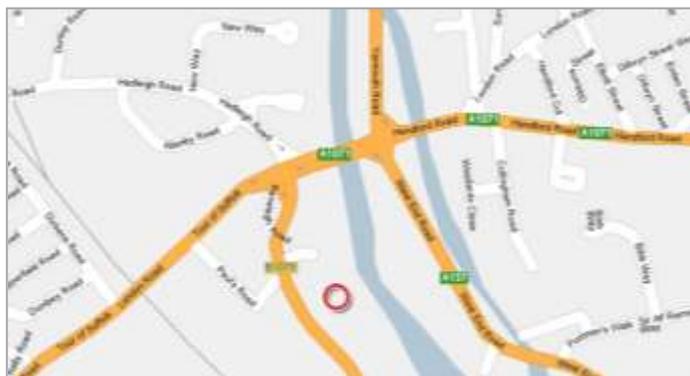
As per the Lease provisions.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By prior appointment only 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 B3
49 & 51 Compair Crescent
IPSWICH
IP2 0EH

Certificate Reference Number:
9675-3000-0527-0690-9595

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

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

57 This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 107
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 41.84

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

87 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.