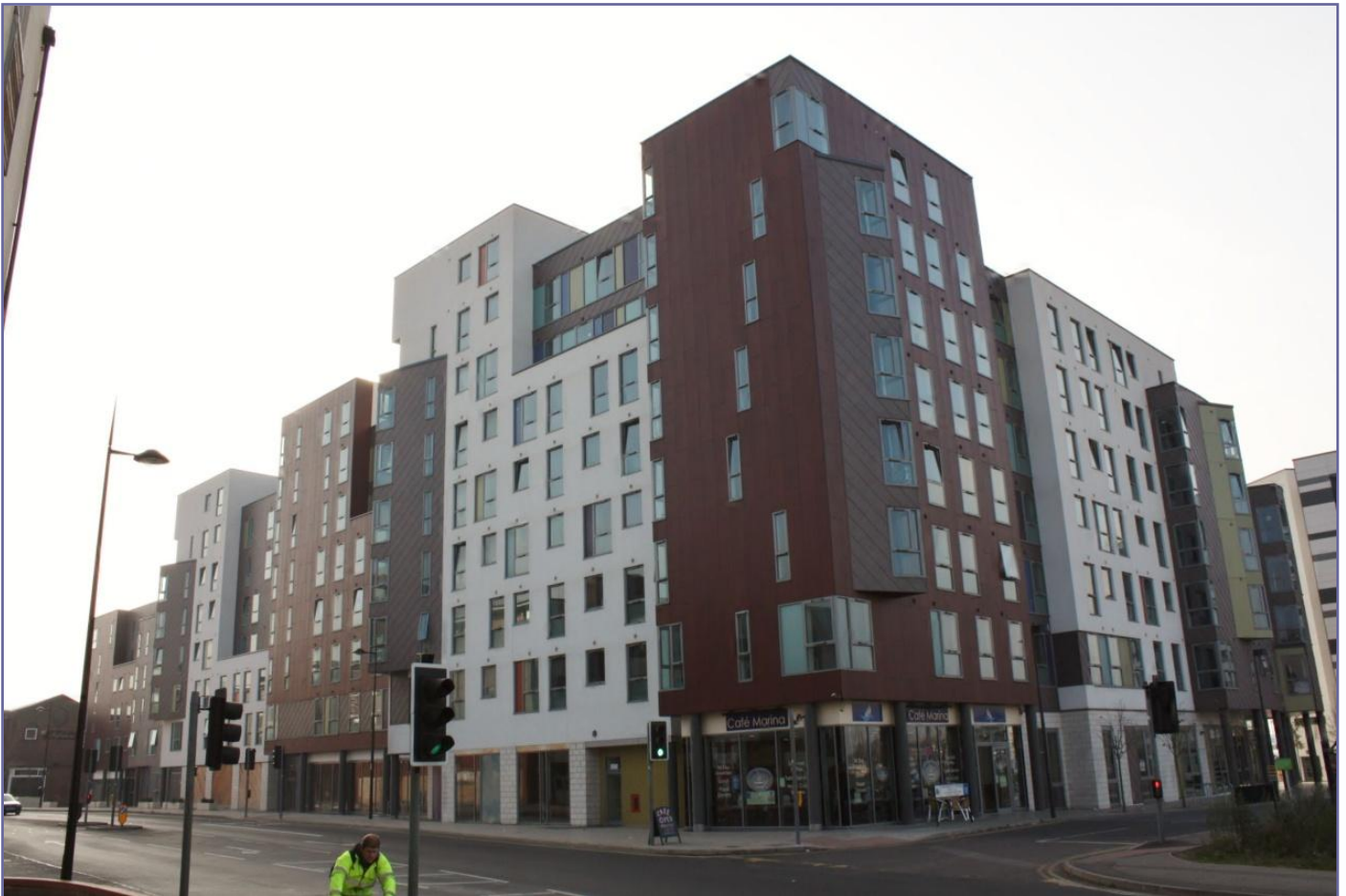




01473 289600

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RETAIL UNIT



Orwell Quay

Duke Street

IPSWICH

IP3 0BF

TO LET

Last shop remaining

High Profile Shop / Restaurant / Café / Office Units

Prime Waterfront and University Location

Ground Floor of large new building containing 550 students

Incentives available

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

Ipswich is the County Town of Suffolk and the principal commercial centre for the region. The town is approximately 80 miles from London and 50 miles from Cambridge. It is also close to the busy port of Felixstowe. The development is part of several University related buildings known as University Quay located in the picturesque setting fronting the Waterfront.

DESCRIPTION

The units to be constructed form part of the ground floor of a large new building containing approximately 590 student rooms.

ACCOMMODATION

(Please note all areas are appropriate)

Unit 1	137.42 sq m (1,480 sq ft)
Unit 2	177.63 sq m (1,912 sq ft)
Unit 3	170.44 sq m (1,835 sq ft)
Unit 4a	82.8 sq m (891 sq ft)
Unit 4b	65 sq m (700 sq ft)
Unit 6	65.29 sq m (702 sq ft)

RENT

Unit 1	£15,000 pax
Unit 2 Let Pharmacy	
Unit 3 LET	
Unit 4a LET	
Unit 4b LET	
Unit 5 LET Coffee Shop	
Unit 6 LET	

TERMS

The units are to be let on new Full Repairing and Insuring Leases for a term of years to be agreed.

SERVICE CHARGE

A service charge is payable to cover apportioned running costs and insurance.

Reader Commercial Limited Reg Office Hubbard House, Civic Drive, Ipswich, Suffolk, IP1 2AR. Registered in England and Wales. Registered No: 2813933. These particulars do not constitute any part offer or contract. Whilst Reader commercial Limited has taken all reasonable steps and exercised all due diligence to avoid committing an offence under the Property Misdescription Act 1991 any intending purchaser should satisfy themselves as to the correctness of these particulars, statements made and the VAT implications. All negotiations to be conducted through Reader Commercial Limited.

RATES

We have been verbally advised by Ipswich Borough Council that the property has not yet been assessed for rating purposes.

VAT

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

PLANNING

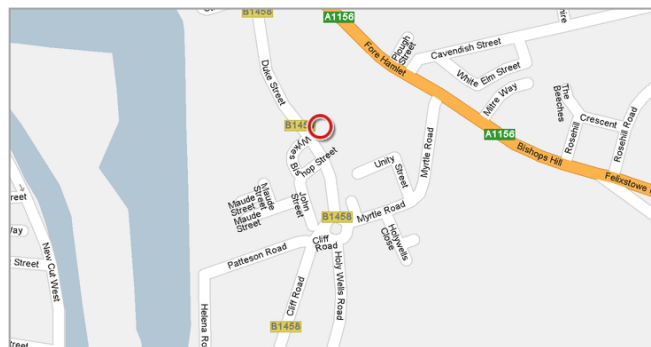
Current planning consent is for A1, A2, A3 and B1 (a) uses.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By prior appointment only with Joint Sole Agents Reader Commercial on 01473 289600
Martin Reader (martin@readercommercial.com)
Or
Wild Commercial Property Ltd on 01244 321555
Daniel Wild (danwild@wildcp.co.uk)



Plan is for identification purposes only



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Commercial Agency Schedule:
Commercial Space 1 - 1,800 sq ft
Commercial Space 2 - 1,175 sq ft
Commercial Space 3 - 1,175 sq ft
Commercial Space 4 - 1,875 sq ft
Commercial Space 5 - 1,100 sq ft
Commercial Space 6 - 1,100 sq ft
New commercial space - 700 sq ft

LEVEL 0 - FR. 3.975

REV	DATE	BY	DP
BMC STATUS: Sketch Layout			
CONTRACT: Orwell Quay, Ipswich Retail Units			
TITLE: Retail Unit Areas Plan			
WATKIN JONES STUDENT ACCOMMODATION			
55 Florida William Morgan St Joseph Business Park Arundel Dorsetshire LL17 6UA Tel: 01745 592200			
SCALE	DATE	DRAWN	REV
500 @ A3	Nov 2010	BLD	WJ-SK-45

A3



Energy Performance Certificate



Non-Domestic Building

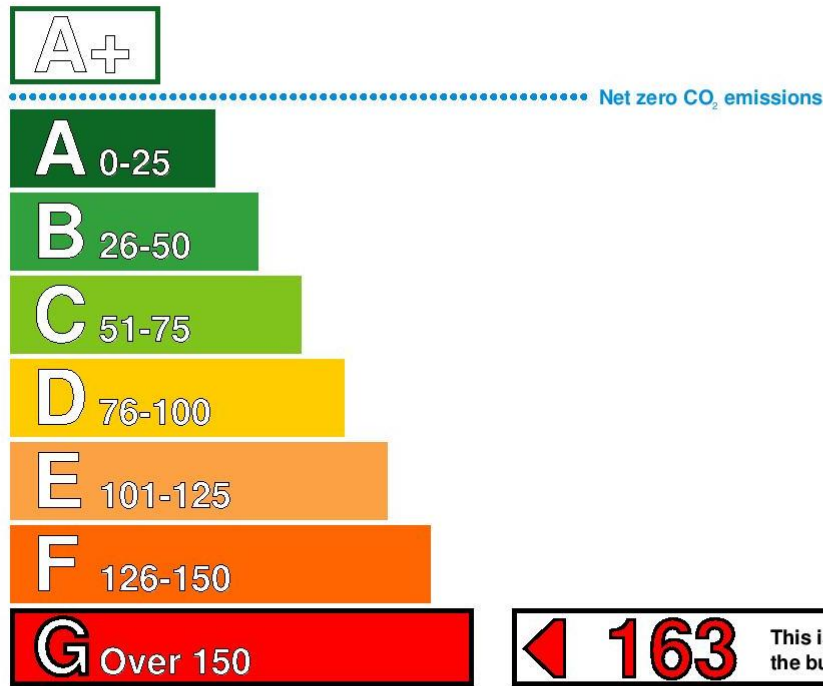
Retail Unit 3
Orwell Quay
Duke Street
IPSWICH
IP3 0AG

Certificate Reference Number:
0910-0231-5330-9001-7002

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



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m²):	176
Building complexity (NOS level):	4
Building emission rate (kgCO₂/m²):	341.31

Benchmarks

Buildings similar to this one could have ratings as follows:

- 37** If newly built
- 46** If typical of the existing stock