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LEASE FOR ASSIGNMENT
QUALITY WATERFRONT OFFICE SUITE
114.6 SQ M/1,233 SQ FT



1st Floor (part)
Waterfront House
Wherry Quay
Ipswich
IP4 1AS

LEASE FOR ASSIGNMENT

Landmark office building
Under floor power, telecoms, data,
fibre optics connected
Shared reception with Ashtons legal
Ready for occupation Summer 2016

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

This landmark quality office building occupies a prime position on the Quay of Ipswich Waterfront which has seen considerable regeneration over the last 15 years. This position offers striking views across the dock basin and marina. Ipswich Waterfront is within walking distance of the main town centre and offers good links to the A14 via Wherstead Road (A137) connecting with junction 56 of the A14.

DESCRIPTION

The available suite is located on the first floor of this impressive seven storey warehouse conversion. Access to the accommodation is via a shared reception with Ashtons Legal. The suite offers good quality accommodation and is currently split into an open plan office with meeting room and rear office. The suite includes air con, carpets, lighting, under floor power/data and fibre optics. The suite also has the right for one parking space for a client adjacent to the building.

ACCOMMODATION

(Please note all areas are appropriate and have been measured on a net internal basis)

First floor

Entrance lobby with small waiting area

Open plan office	63 sq m	678 sq ft
Meeting room	24.4 sq m	263 sq ft
Rear Office	27.5 sq m	296 sq ft

Total Area 114.6 sq m 1,233 sq ft

Note: access to the suite is via a shared reception facility with Ashtons Legal with lift/stair access to the first floor.

SERVICES

We understand all main services are connected to the suite.

TERMS

The suite is currently held on 5 year internal repairing and insuring lease from 6 April 2014 with an expiry due on 5 April 2019. The passing rent is £10,000 pa exclusive and the current sub lease is excluded from the Landlord & Tenant Act 1954.

Note: furniture available by separate negotiation.

VAT

VAT is applicable to the rent.

SERVICE CHARGE

There is a service charge levy for the common parts and the upkeep of the building which equates to 4.75% of the buildings area incorporating utilities.

INSURANCE

There is a buildings insurance contribution of 4.75%

BUSINESS RATES

The rateable value is £10,500 pa, rates payable for 2016/2017 £5,082 pa.

LEGAL COSTS

Each party to bear their own legal costs, with the tenant bearing the cost of the Superior Landlord's legal costs.

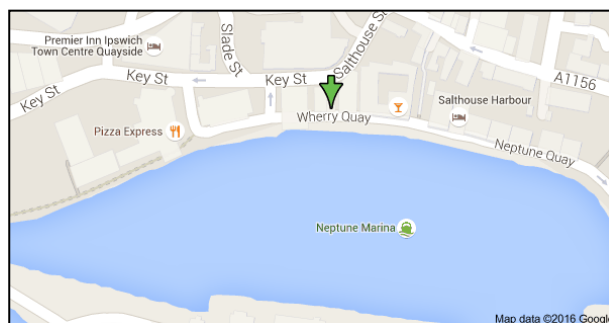
EPC - to be provided please

VIEWING

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

martin@readercommercial.com

(plan is for location purposes only)



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Meeting Area



Open plan office area



Rear office area



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Energy Performance Certificate



Non-Domestic Building

1ST FLOOR (PART)
Waterfront House
1a Wherry Quay
IPSWICH
IP1 4AS

Certificate Reference Number:
0260-4935-0336-2701-3064

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **103** This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 127
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 65.34

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

115 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.

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