



PART LET INVESTMENT FOR SALE

Modern Town Centre Multi-Let Office Complex

Hubbard House, 6 Civic Drive, Ipswich,
Suffolk, IP1 2QA

GUIDE PRICE

£1,150,000

CURRENT INCOME

£55,140 pax

FLOOR AREAS

14,959 sq ft
[1,389.74 sq m]

IN BRIEF

- » Prominent town centre building opposite the Wolsey Theatre
- » Situated off Civic Drive with good transport links
- » Suitable for alternative uses, subject to planning

LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good rail links to the M25, Midlands and London via the A12 and A14. Ipswich railway station provides a frequent rail service to London (Liverpool Street) with a journey time of approximately 60 minutes.

Hubbard House is prominently positioned at the top of Civic Drive, on the roundabout connecting Norwich Road, Crown Street, and Berners Street, just a short walk from the train station.

DESCRIPTION

The property is a four storey, multi-let office building designed to provide flexible and predominantly open plan office accommodation. The suites are arranged on either side of a central communal corridor, which incorporates a stairwell and a passenger lift.

The office suites vary in specification, including suspended ceilings with recessed LED or fluorescent lighting, data and power points, gas fired central heating and carpet floor coverings. Additionally, some suites benefit from air-conditioning.

The building is accessed via a central entrance fronting Civic Drive, while the southern end of the property provides undercroft car parking.

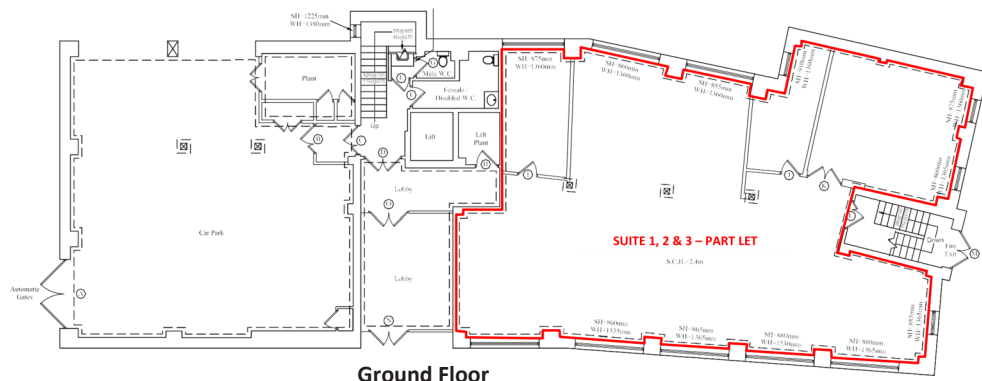
ACCOMMODATION

[Approximate Net Internal Floor Areas]

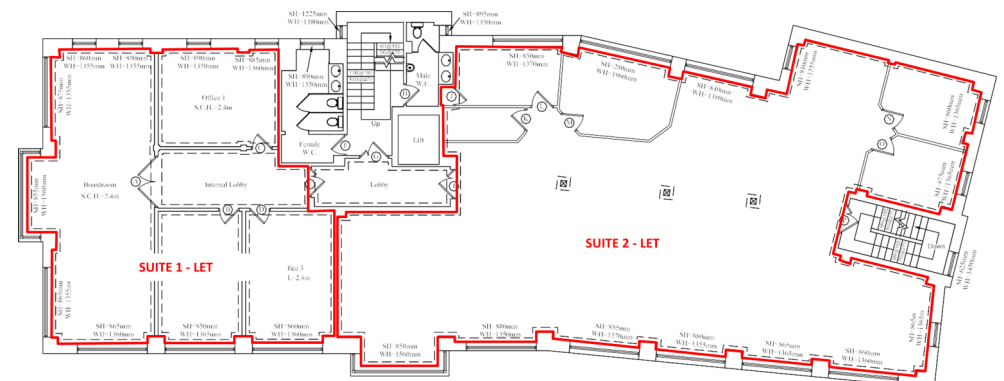
» Ground Floor Total:	1,874 sq ft	[174.10 sq m]
» First Floor Total:	4,322 sq ft	[401.53 sq m]
» Second Floor Total:	4,441 sq ft	[412.58 sq m]
» Third Floor Total:	4,322 sq ft	[401.53 sq m]
» Total Net Internal Floor Area:	14,959 sq ft	[1,389.74 sq m]

The above floor areas are split into a several suites, a breakdown of the current split is available upon request.

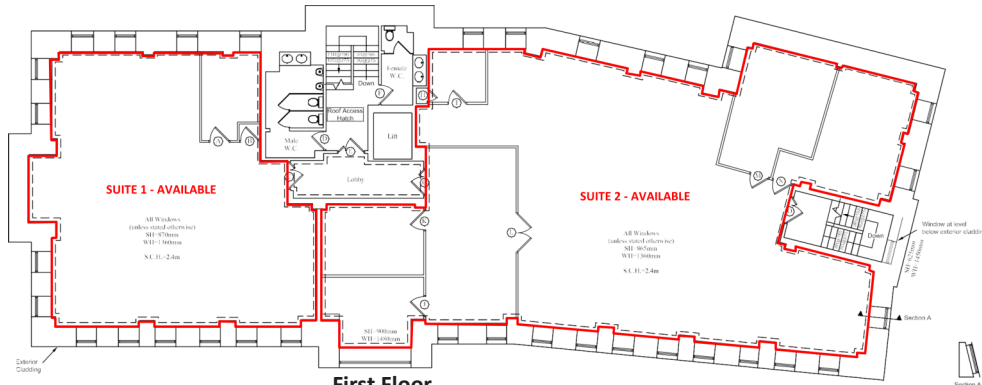




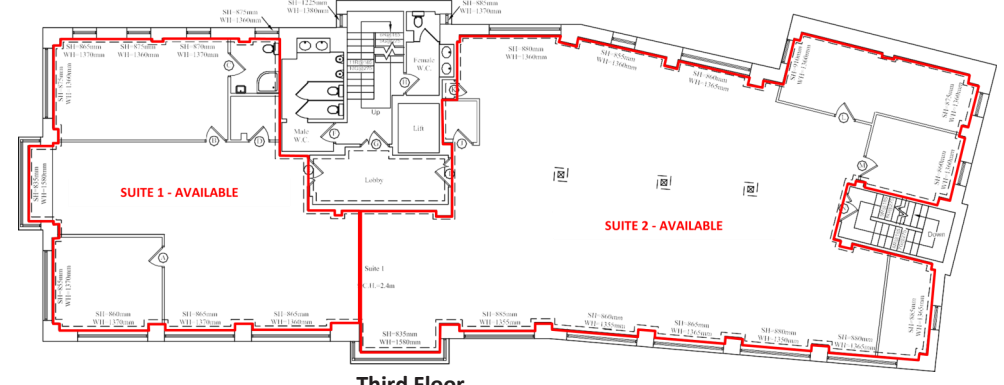
Ground Floor



Second Floor



First Floor



Third Floor

NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY

CURRENT RENTAL INCOME / ESTIMATED RENTAL VALUES

Suite	Current Passing Rent	Estimated Rental Value
GF - Suite 1	£9,200 pax	
GF - Suite 2	--	£5,360 pax
GF - Suite 3	--	£3,980 pax
FF - Suite 1	--	£16,896 pax
FF - Suite 2	--	£34,968 pax
SF - Suite 1	£16,800 pax	
SF - Suite 2	£29,140 pax	
TF - Suite 1	--	£14,080 pax
TF - Suite 2	--	£29,140 pax
Total	£55,140 pax	£104,424 pax

Copies of the leases are available upon request.

BUSINESS RATES

The property is split under a various assessments based on occupation. Further details available upon request.

All interested parties should make their own enquiries to verify their rates liability.

PLANNING

It is understood that the property has planning for offices within Class E (g)(i) of the Town & County Planning (Use Classes) Order 1987 (as amended). Class E allows for a variety of alternative uses.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

SERVICES

It is understood the property is connected to mains electricity, gas, water and drainage.

We have not tested any of the services and all interested parties

should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE. Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATE [EPC]

C (57) Rating - ref: 2387-8850-8124-2566-1154

TERMS

Offers are invited in the region of £1,150,000 for the freehold interest, subject to the existing tenancies.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT VIA JOINT SOLE SELLING AGENTS:

Fenn Wright, 1 Buttermarket, Ipswich, Suffolk, IP1 1BA

Contact: Hamish Stone

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Particulars created January 2025

