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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## TO LET

### TWO STOREY MID TERRACED OFFICE CLASS E UNIT – 116.8 SQ M/1,258 SQ FT



Unit 9 Wherry Lane

Wherry Lane

Ipswich

Suffolk

IP4 1LG

### TO LET

Adjacent to Ipswich Marina

Two storey office accommodation fitted to a good standard,  
with open plan offices and meeting rooms

Available Q1 2024 to be segregated from the neighbouring  
property

Includes kitchen and shower facility with WC's

Gas fired central heating

New Lease terms, length to be agreed

Proposed commencing rent of £18,000 per annum exclusive

## LOCATION

Unit 9 Christies, Wherry Lane forms part of the Ipswich dock basin regeneration and occupies a prominent position adjacent to the Waterfront in the alley way linking Key Street and Ipswich Wet Dock. This location is situated between Isaacs and Bistro on the Quay, as well as being surrounded by other offices, restaurants and residential developments. Ipswich Waterfront is situated south of the main town centre with all of its shops and amenities and is within easy walking distance. Nearby off Key Street are a number of private car parks with car spaces available by separate negotiation.

## DESCRIPTION

The property comprises a two storey office unit converted in the 90's from a former salt warehouse in a conservation area. The available accommodation is situated in a mid terrace position overlooking Wherry Lane which links the Waterfront with Key Street building converted in the 90's from a former salt warehouse in a conservation area. Internally the accommodation has been fitted to a good standard incorporating carpeting in the office areas with open plan accommodation on ground and first floor with the additional benefit of 2 separate offices also are first floor level. to the rear of the unit are kitchen and shower facilities along with a disabled WC facility. Also at the rear of the unit is a fire corridor used in the instance of emergency for access onto Key Street. The accommodation is heated by gas fired central heating and there are strip lights with diffusers throughout the accommodation. Unit 9 benefits from 2 front doors with blinds to the windows at ground floor level and Cat 5 sockets throughout.

## ACCOMMODATION

*(Please note all areas and dimensions are approximate)*

Ground floor incorporates open plan office	55.84 sq m	601 sq ft
Kitchen	39.7 sq m	428 sq ft
Shower	4.5 sq m	48 sq ft
Rear lobbies	2.48 sq m	27 sq ft
Disabled WC	6.4 sq m	69 sq ft
	2.76 sq m	30 sq ft

First Floor total area	61 sq m	657 sq ft
includes open plan office	44 sq m	473 sq ft
Rear office 1	8.6 sq m	93 sq ft
Rear office 2	8.4 sq m	90 sq ft
<b>Total area</b>	<b>116.8 sq m</b>	<b>1,258 sq ft</b>

## SERVICES

We understand electric and mains water are connected to the accommodation along with gas fired central heating. None of these services have been tested and it will be the responsibility of any interested party to satisfy themselves the services meet their requirements.

## TERMS

The property is available by way of new lease, length to be agreed, subject to 5 yearly upward only open market rent review, if applicable, at a proposed commencing rent of £18,000 per annum exclusive.

## VAT

Vat will be applicable to the rent.

## SERVICE CHARGE

We understand there is not a service charge attached to this property other than the apportionment of mains water as it has not been separated from the ground floor accommodation.

## BUSINESS RATES

To be re-assessed following the segregation from the neighbouring property. For further information contact Ipswich Borough Council Business Rates Department Telephone number: 01473 433851

**EPC – available upon request.**



## PLANT AND EQUIPMENT

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

## PLANNING

We have been verbally advised the property is suitable for Class E. We encourage any interested parties to carry out their own investigations with Ipswich Borough Council Planning office on 01473 432000 as to their own use in relation to the property.

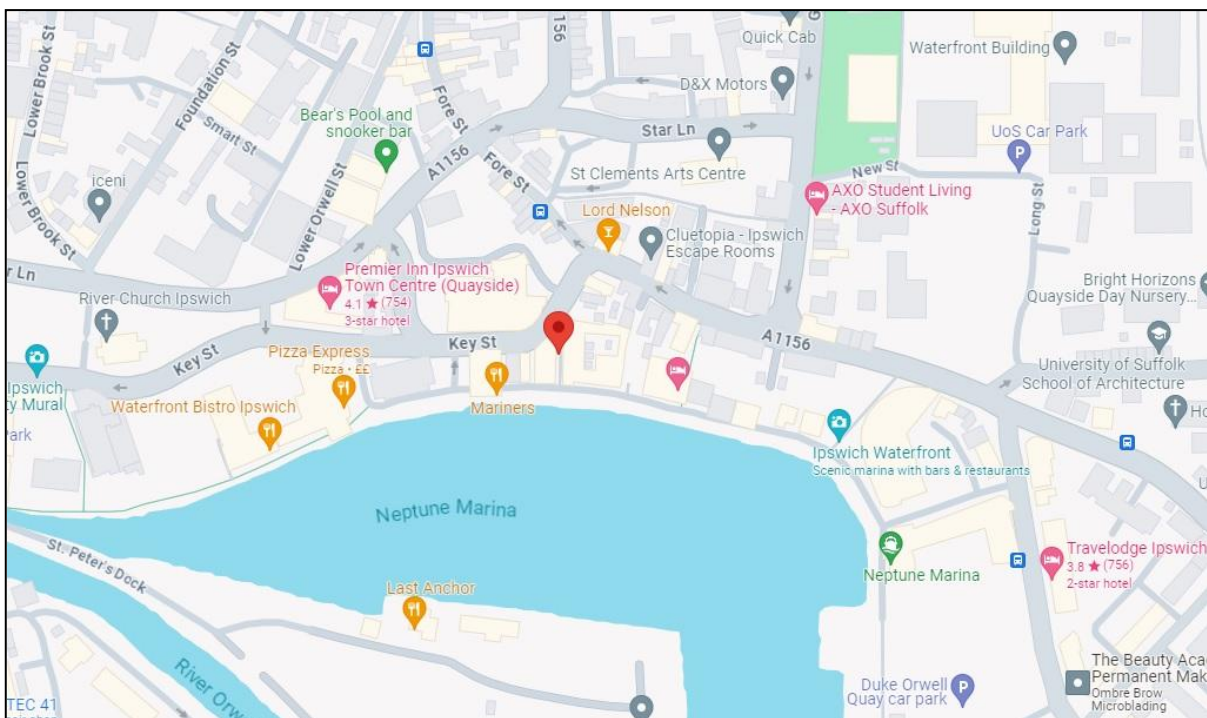
## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600 or [martin@readercommercial.com](mailto:martin@readercommercial.com) or [louise@readercommercial.com](mailto:louise@readercommercial.com)

Plan is for location purposes only

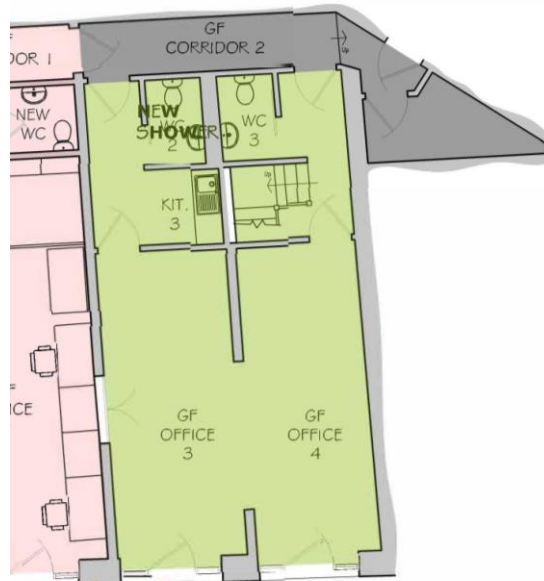








# Indicative plans



**no 9 Wherry Lane  
Ipswich IP4 1LG**

**ENTRANCE VIA EITHER DOOR**

