SVH

· ST VINCENT HOUSE ·

See your future differently.

1 Cutler Street, Ipswich, Suffolk, IP1 1UQ

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HIGH SPECIFICATION OPEN PLAN OFFICE FLOORS TO LET

785 – 27,396 SQ FT / 73 – 2,545 SQ M

AVAILABLE ON SINGLE AND MULTIPLE FLOOR OPTIONS

DESCRIPTION.

St Vincent House comprises a landmark building of circa. 5,388 sq m / 58,000 sq ft over its large reception with galleried seating and 9 upper floors served by 3 passenger lifts. Each of the available suites has been recently refurbished to a grade A specification incorporating air conditioning/comfort cooling, raised floors, suspended ceilings, LED lighting and new external glazing.

Throughout the upper floors in the service core are male and female WCs on every floor with additional showers and disabled facilities on alternate floors. Outside and underneath the property are 59 secured car spaces along with 2 large secure bike racks. This offers an excellent town centre parking ratio of circa. 1 space per 1,000 sq ft.

stvincenthouse.co.uk

- ON-SITE PARKING (c1:1,000 SQ FT)
- STAFFED RECEPTION & IN-HOUSE FULL-TIME BUILDING MANAGER
- EXCELLENT CORE AREAS INCLUDE MODERN SHOWERING FACILITIES
- SECURE BIKE RACKS WITHIN THE UNDERCROFT CAR PARK
- RECENTLY REFURBISHED TO A HIGH STANDARD
- SUITES INCLUDE LED LIGHTING, RAISED FLOORS, SUSPENDED CEILINGS & COMFORT COOLING/AIR CON
- SURROUNDED BY NUMEROUS COFFEE SHOPS, BARS & RESTAURANTS & CLOSE TO IPSWICH WATERFRONT
- AVAILABLE ON NEW LEASE, TERMS TO BE AGREED

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LOCATION.

St Vincent House holds a strategic position equidistant from Ipswich waterfront with its marina and the main town centre. This location of St Nicholas / St Peter's Street (the Saints Quarter) hosts a wealth of coffee shops, bars and restaurants, all on the building's doorstep. Ipswich mainline railway station is approximately 0.5 mile away and there are a number of public car parks in the close vicinity.

Nearby are a number of large office buildings accommodating all sectors including legal, financial, insurance and other professionals. The Novotel Hotel is a short walk away with Premier Inn and Travelodge also very close.

RETAIL CENTRE
WILLIS
BUTTERMARKET SHOPPING CENTRE
BUS STATION
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· ST VINCENT HOUSE ·
AXA
RAILWAY STATION 10 MIN WALK
CARDINAL PARK LEISURE CENTRE
NOVOTEL
WATERFRONT 5 MIN WALK

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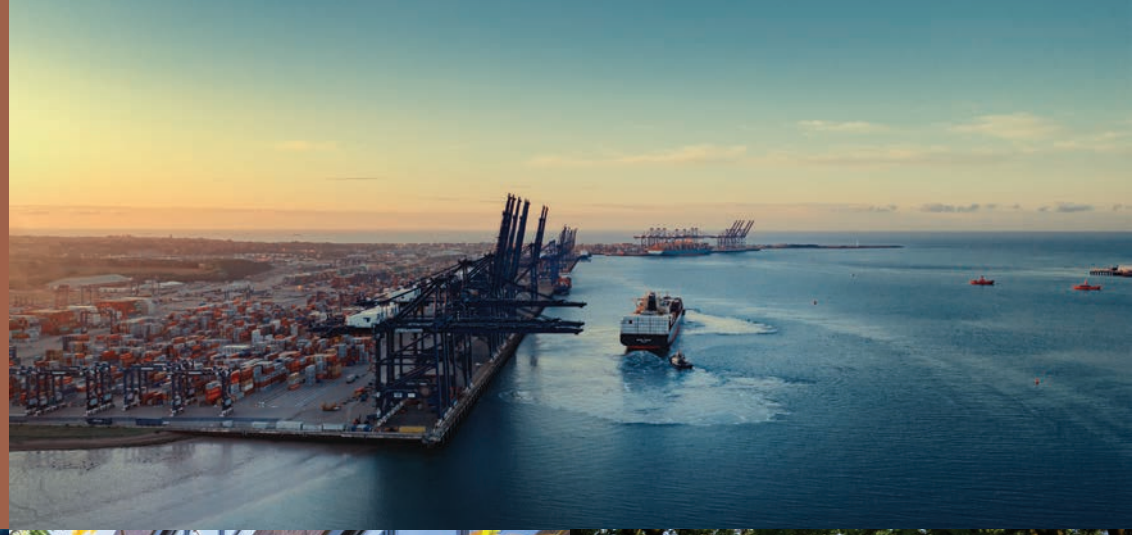
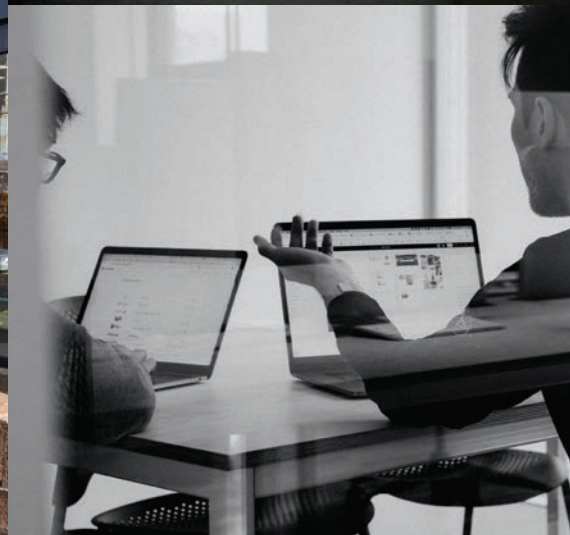


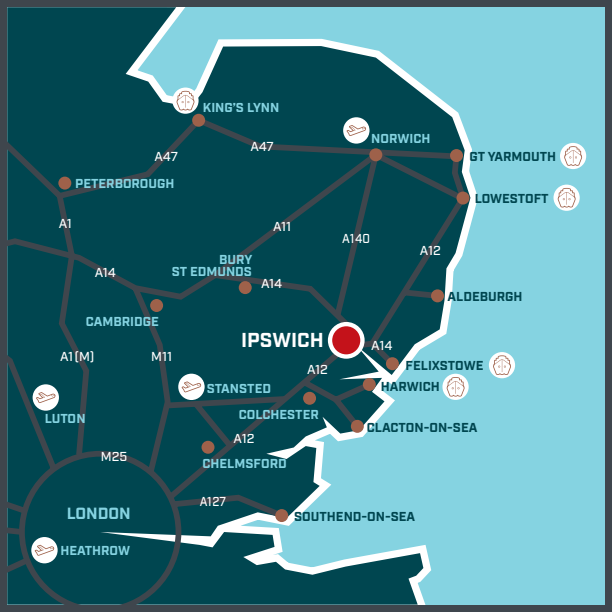


VERTICAL

JOIN OUR VILLAGE.

785 – 27,396 SQ FT /
73 – 2,545 SQ M

AVAILABLE	**9th** 5,359 SQ FT 498 SQ M
CORY BROTHERS	**8th**
Freightliner a Genesee & Wyoming Company	**7th**
PRETTYS FOR PEACE OF MIND	**6th**
AVAILABLE	**5th** SUITE 4 785 SQ FT 73 SQ M
VPss Passionate About Recruitment	**5th**
AVAILABLE	**5th** SUITE 2 1,765 SQ FT 164 SQ M
& MCTEAR WILLIAMS WOOD	**5th**
AVAILABLE	**4th** 5,354 SQ FT 497 SQ M
CG Analysts Ltd	**3rd**
MORGAN SINDALL GROUP	**2nd** (Part)
Instant RETHINKING WORKSPACE	**1st + 2nd** (Part) 14,133 SQ FT 1,313 SQ M



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TERMS.

The suites are available by way of new effectively full repairing and insuring leases on terms to be agreed.

RENT.

On application.

VAT.

VAT is applicable to the rent and service charge.

SERVICE CHARGE.

A service charge is levied to cover maintenance and management of the common areas and services. Details available upon request.

EPC.

The building is B(42) rating overall with vacant floors ranging from C to B. Certificates available upon request.

LEGAL COSTS.

Each party to bear their own legal costs.

TRAVEL TIMES.

Via road:

London *1 hour 50 mins*
Norwich *65 mins*
Felixstowe *30 mins*
Cambridge *60 mins*
Stansted *60 mins*

Via rail:

London *1 hour 10 mins*
Norwich *40 mins*
Felixstowe *25 mins*
Colchester *18 mins*
Chelmsford *35 mins*

**Times approximate*

SATNAV.

IP1 1UQ

W3W.

dozen.hello.hiding

FLOOR & SPACE PLANS.

Visit: **stvincenthouse.co.uk**

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Credits: *Cover, Christchurch Park and back cover waterfront images by All About Ipswich • St Vincent House photography by Simply C Photography • Design by Trebuchet*