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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET/MAY SELL
TWO STOREY FORMER FITNESS STUDIO
529.6 SQ M/5,700 SQ FT



Unit 6 Regatta Quay

Key Street

Ipswich

Suffolk

IP4 1FH

TO LET

Prominent Waterside location

Ideal for multiple uses (stp)

Predominantly open plan accommodation on both
ground and first floors

New lease terms, length to be agreed

Rent £80,000 per annum/May sell

Available as a **whole**

alternatively could be split into **smaller units**

LOCATION

Unit 6 Regatta Quay forms part of the Ipswich dock basin regeneration and occupies a prominent position overlooking the Waterfront and its Marina in a waterside setting adjacent to the Winerack. The Winerack has recently been completed and offers 150 apartments over 17 floors with the majority sold already. Other nearby properties are Salthouse Harbour Hotel, Dance East, several waterside restaurants and the former Customs House. Ipswich Waterfront lies south of the main town centre which is within easy walking distance and offering all of the shops and amenities of Ipswich town centre.

DESCRIPTION

The available accommodation forms part of a former maltings building converted circa. 2009 which offers impressive open plan accommodation over ground and first floors with spectacular views across Ipswich waterfront and its marina. Internally the property has been decorated to accommodate a cafe however this area can be easily converted to offer good quality office or alternative uses (subject to planning). At present there are WC and changing facilities on both ground and first floor levels with both LED and sodium lighting throughout and wall mounted air conditioning. Due to the numerous access points the accommodation does lend itself to being split however it is the vendors preference to let in its entirety.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Ground floor

Front area	208 sq m	2,239 sq ft
Rear area	202.2 sq m	2,176 sq ft
Gross internal ground floor	410.2 sq m	4,415 sq ft

First Floor

Total area	119.6 sq m	1,287 sq ft
Overall area	529.6 sq m	5,700 sq ft

Ground floor to ceiling height to beam	14.63 m	14 ft 3"
Height below the first Floor	2.48 m	8 ft 2"

SERVICES

We understand all mains are connected excluding gas.

TERMS

The property is available by way of new lease, length to be agreed, subject to a proposed commencing rent of £80,000 per annum exclusive. Alternatively the long leasehold could be made available.

VAT

Vat is applicable to the rent.

SERVICE CHARGE

We understand service charge will be applicable and also will include a cost of the buildings insurance as per the lease provisions.

BUSINESS RATES

The rateable value for this property is £49,750 per annum with rates payable circa. £27,164 per annum for 2024/25.

Ipswich Borough Council Business Rates Department
Contact telephone number: 01473 433851

EPC – rating B 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 D2 (Leisure). 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

martin@readercommercial.com

Plan is for location purposes only



GROUND FLOOR AREAS



GROUND FLOOR AREAS



FIRST FLOOR AREAS



FIRST FLOOR AREAS

