

FOX'S MARINA | THE STRAND | WHERSTEAD | IPSWICH | SUFFOLK | IP2 8NJ

TO LET

FIRST FLOOR  
OFFICE SUITE

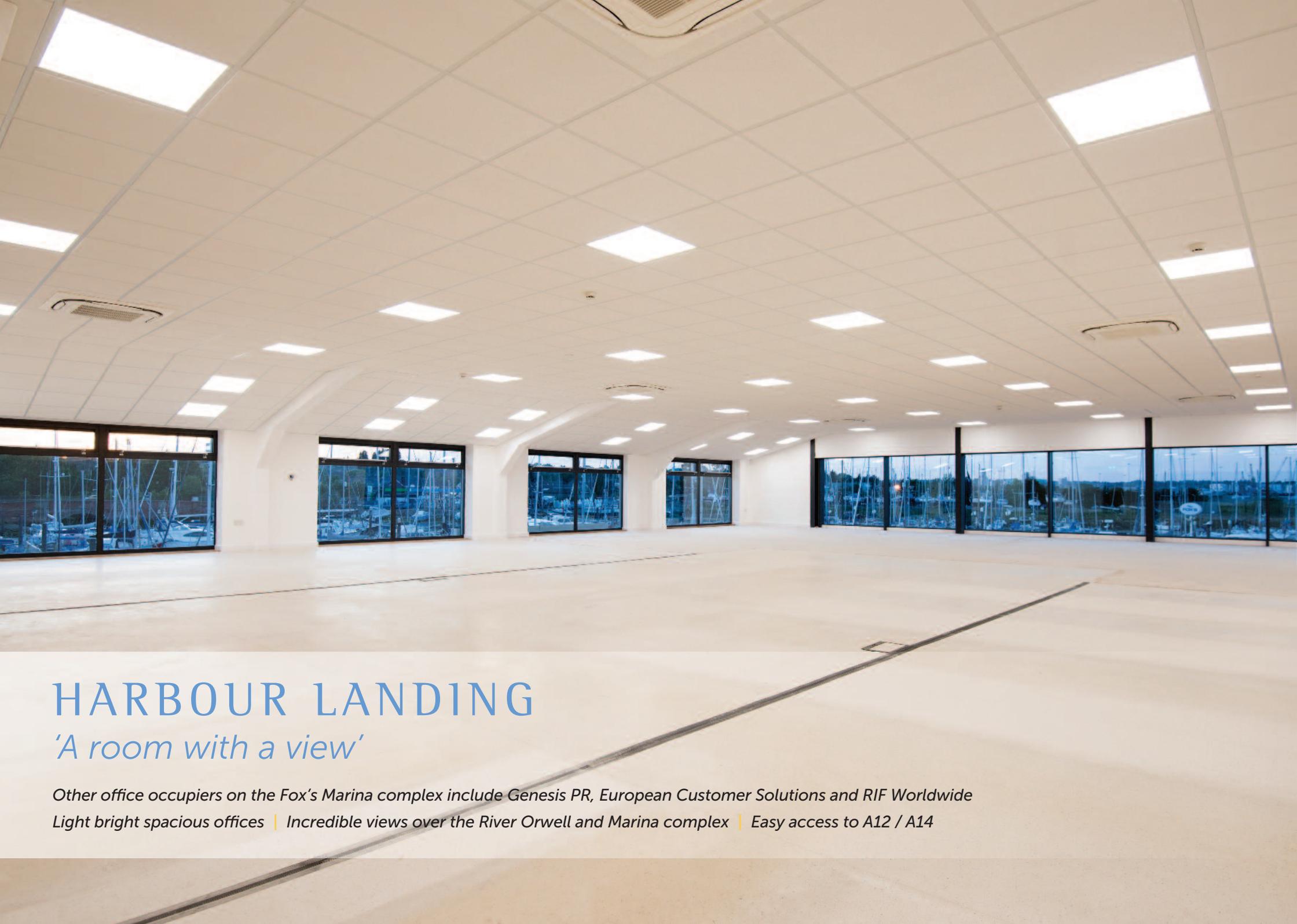
494 SQUARE M.

5,318 SQUARE FT.

HARBOUR LANDING

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*'A room with a view'*

Light bright spacious offices | Incredible views over the River Orwell and Marina complex | Easy access to A12 / A14



# HARBOUR LANDING

*'A room with a view'*

*Other office occupiers on the Fox's Marina complex include Genesis PR, European Customer Solutions and RIF Worldwide*

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## DESCRIPTION

The premises enjoy superb views over the River Orwell and the long established Fox's Marina complex.

This well specified office suite benefits from an impressive glazed entrance lobby large enough for use as a reception area if required. Accommodation is newly fitted with LED panel lighting, heating/cooling and alarm.

The main office area has been left open plan for tenant configuration. Floor coverings have been omitted to allow tenant choice but carpeting from a standard range is included or a credit can be negotiated.

## PARKING

Parking for up to 20 cars is available.

## ACCESS

The property is strategically located with easy access to the A14 / A12 (0.7 mile), Ipswich town centre and main line station (2 miles).

## AREAS

Approx. net internal areas:	Sq. M.	Sq. Ft
Main office:	440.55	4,742
Meeting room:	20.67	222
Entrance reception:	20.33	219
Ancillary storage:	12.49	134
TOTAL:	494.04	5,318

## EPC

**C 51-75** < **59** This is how energy efficient the building is.

## TERMS

To be offered on a new FRI lease, upon terms to be agreed. A service charge and VAT will be applicable.

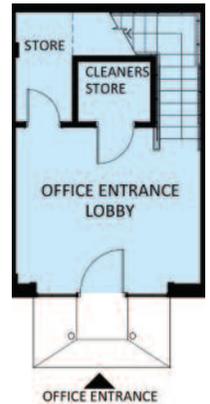
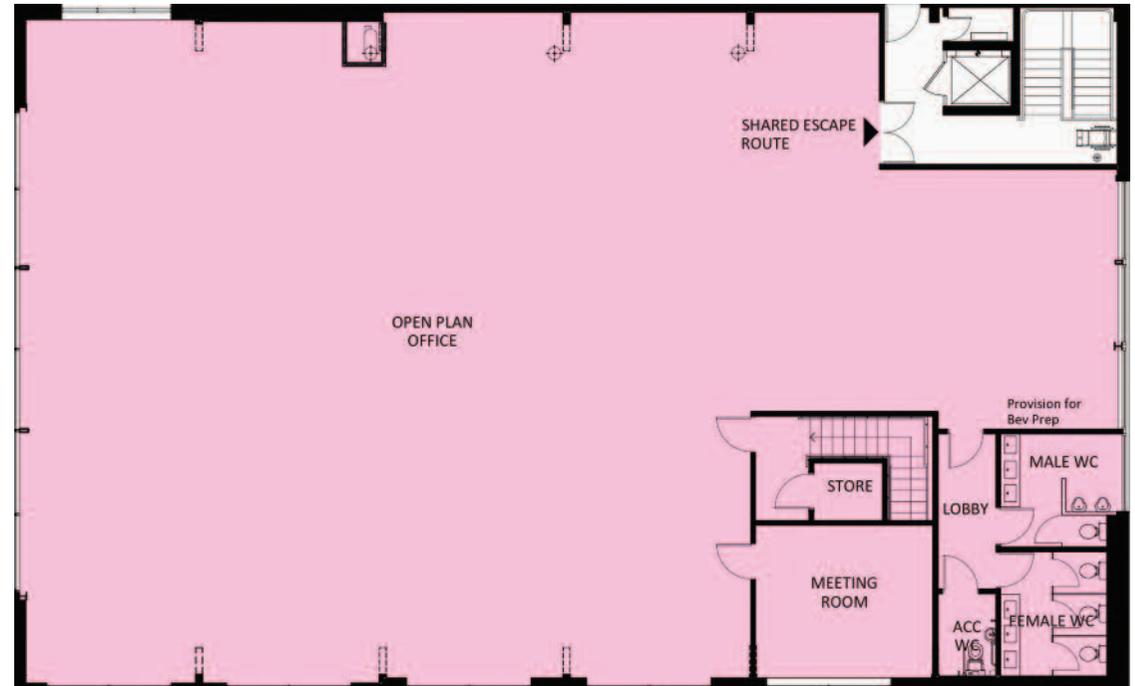
## BUSINESS RATES

To be assessed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## FLOOR PLAN (Not to scale)





## SATNAV REF

IP2 8NJ

## LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population in excess of 300,000. The town has excellent road links to the M25, the Midlands and London via the A12 and A14. The port of Felixstowe is just 12 miles east and London Liverpool Street just over one hour by train. Stansted Airport is within easy reach. The premises are located to the south of the town within 1 mile of the A14 / A137 intersection.

## LOCAL AMENITIES

Include Suffolk Food Hall, Fox's Marina Yacht Club, Oyster Reach Hotel and Suffolk Leisure Park.

## FOR FURTHER INFORMATION



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