

OFFICES TO LET

One last remaining suite First Floor 1,817 sq ft (169 sq m)



hydeparkhouse

Crown Street, Ipswich IP1 3LG



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

Location

The property occupies a prominent location on the corner of Crown Street and High Street, the central retail and commercial districts are situated directly to the south.

There are a number of public car parks within the immediate area and the town's northern bus station is just a short walk away.



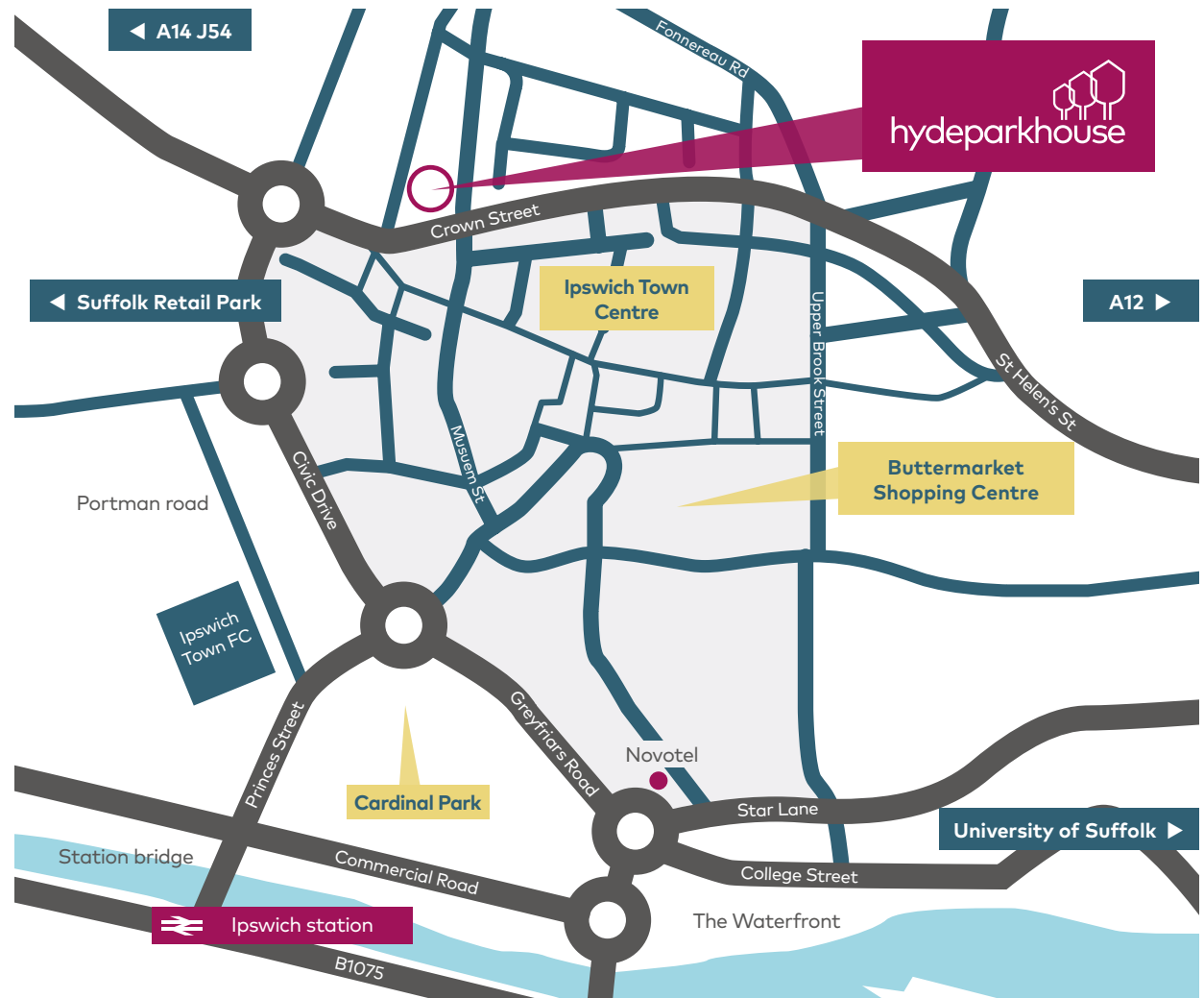
- A14 and A12 - 3.3 miles with links to M25 (London and Midlands)
- Ipswich to London 1 hour 50 mins
- Ipswich to Norwich 65 mins
- Ipswich to Cambridge 60 mins
- Ipswich to Stansted 60 mins









- Ipswich to London 1 hour 10 mins
- Ipswich to Norwich 40 mins
- Ipswich to Felixstowe 25 mins
- Ipswich to Colchester 18 mins



- Norwich International Airport - 1 hour 20 mins
- Luton Airport (London) - 1 hour 50 mins
- Stansted Airport (London) - 1 hour 9 mins



Aerial

-  Central business district
-  Crown pools
-  Sailmakers market
-  The Buttermarket
-  River Orwell
-  Waterfront & Marinas
-  University of Suffolk



Description

Hyde Park House is a modern purpose-built office arranged upon a ground and two upper floors totalling 28,438 sq ft.

- Open plan offices
- Fully refurbished
- Suspended ceilings
- Fluorescent lighting
- Carpeted floors
- Fresh air ventilation system
- Gas fired central heating
- Air conditioning
- Lift and stairs
- Secure on site parking
- Close proximity to retail and leisure amenities

Accommodation

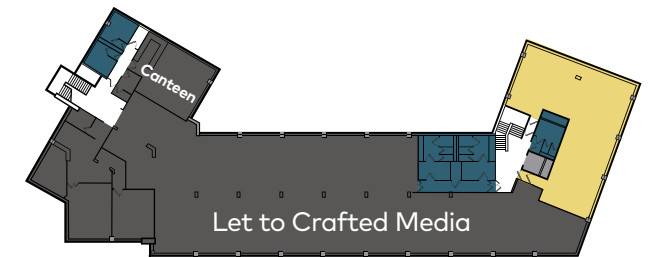
The ground floor offers 1,050 sq ft of ground floor self contained space suitable for new retail opportunities.*

First Floor
1,817 sq ft (169 sq m)

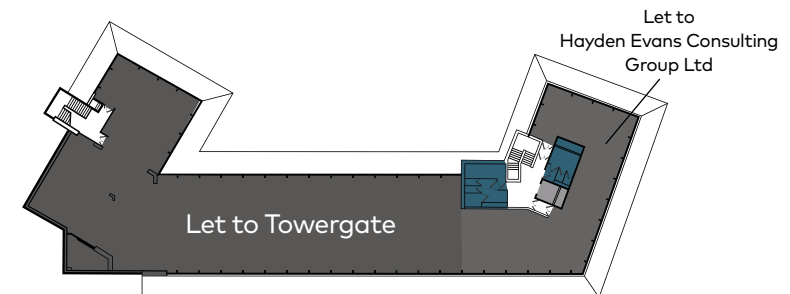
*Subject to change of use



First floor



Second floor





Terms

The office suites are available individually or combined, upon new FRI leases. Further details are available upon request.

Legal Costs

Each party to bear their own legal costs.

EPC

The current EPC rating is D87. A full certificate is available upon request.

Connectivity

A connectivity report is available upon request.

Viewing and further information



Please contact
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