

Saxon House, 1 Cromwell Square, Ipswich, Suffolk IP1 1TS



Freehold For Sale

- Four storey detached office building
- 1,329.49 sq m (14,310 sq ft)
- Up to 10 car parking spaces
- Air conditioning
- 8 person lift

Upon instructions of S Rayment
and D Dartnail acting as joint Fixed
Charge Receivers

**Town centre
landmark
office building**

EC

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SUFFOLK
WINNER 2017**

**MOST ACTIVE
AGENT
SUFFOLK
WINNER 2017**

**MOST ACTIVE
AGENT
ESSEX
FINALIST 2017**



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Details

Location

Ipswich is the county town of Suffolk situated approximately 70 miles north east of central London, 55 miles south east of Cambridge and 18 miles north east of Colchester. Cromwell Square is a popular location being within the professional district of the town and adjoining St Nicholas Street which hosts a number of the town’s leading restaurants and is a destination for cuisine. Leading nearby occupiers include Willis Tower Watson (who occupy an iconic Grade 1 Listed building), AXA and Birketts. The location offers a good range of amenities with car parks, the railway station and waterfront all being within easy walking distance.

Description

Saxon House is a four storey detached office building with a prominent frontage to Cromwell Square and a return frontage to St Nicholas Street, from which access to the building’s car park is gained. The property is arranged to provide a central reception area with a passenger lift and stairs to all floors. The accommodation is predominantly open plan, finished to a good standard including double glazing, air conditioning, suspended ceiling and carpeted offices. Ancillary facilities include a well fitted canteen, two IT rooms and storage/locker rooms.

Amenities include:

- Superb location
- 8 person lift
- Air conditioning
- DDA compliant
- Up to 10 parking spaces
- Double glazed
- Suspended ceilings
- Scope for corporate branding

Accommodation

The property provides the following approximate floor areas and dimensions.

Ground floor	332.11 sq m	3,575 sq ft
First floor	382.62 sq m	4,118 sq ft
Second floor	365.51 sq m	3,934 sq ft
Third floor	249.25 sq m	2,683 sq ft
Total	1,329.49 sq m	14,310 sq ft

Planning

The property offers excellent office accommodation although in view of its location and configuration is also considered suitable for residential or mixed use conversion, subject to planning.

The associated permitted development rights are currently being reviewed and further details are available upon request.

Business Rates

The premises are assessed as follows:

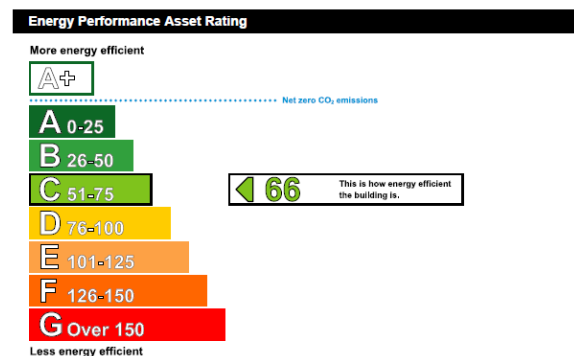
Rateable value	£157,000
Rates payable (2017/2018)	£75,203 per annum

Local Authority

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk IP1 2DE

Telephone: 01473 432000

Energy Performance Certificate



Terms

Offers are invited in the region of £1,950,000 for the freehold interest with vacant possession upon completion. Consideration will be given to granting a lease; further details available upon request.

VAT

We understand that VAT will not be applicable.

Legal costs

Each party to bear their own legal costs.



Particulars

Prepared in October 2017.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact **Alistair Mitchell**

agm@fennwright.co.uk

Savills

50 Princes Street, Ipswich IP1 1RJ

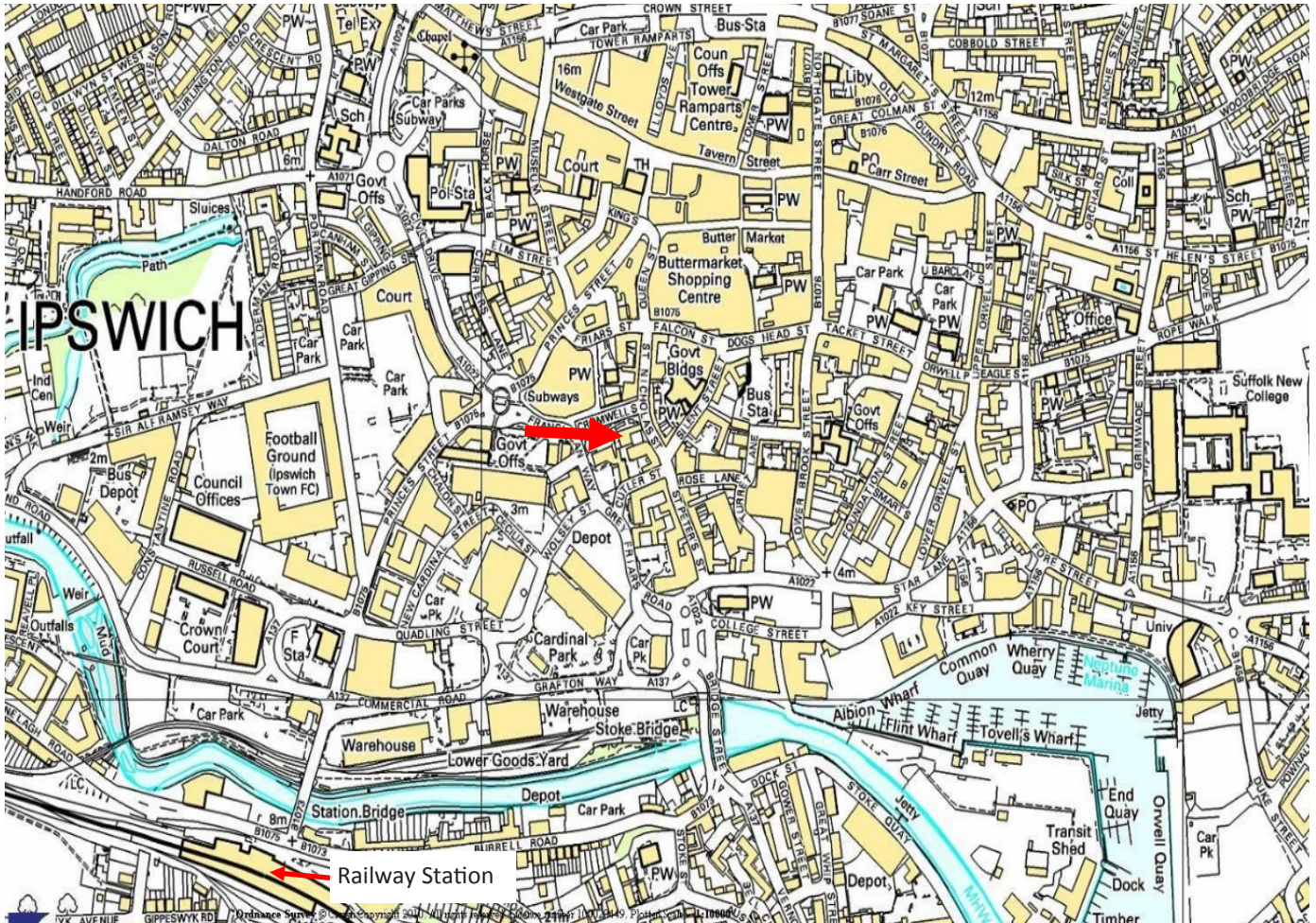
01473 234800

savills.co.uk

Contact: **Chris Moody**

cmoody@savills.com





For further information

01473 232 701

fennwright.co.uk

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