

Wherstead Park

IPSWICH, SUFFOLK, IP9 2BJ

FREEHOLD FOR SALE

**SUBSTANTIAL OFFICE COMPLEX
& ADDITIONAL LAND OFFERING
EXCELLENT INVESTMENT &
DEVELOPMENT OPPORTUNITIES**

Fenn Wright
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Wherstead Park

WHERSTEAD, IPSWICH, SUFFOLK, IP9 2BJ

86,740 SQ. FT. (8,059 SQ. M.) OF FLEXIBLE BUSINESS ACCOMMODATION SET IN LANDSCAPED GROUNDS OF 17.5 ACRES (7.08 HECTARES) PLUS AN ADDITIONAL 8.13 ACRES (3.29 HECTARES) OF POTENTIAL DEVELOPMENT LAND.

LOCATION

Wherstead Park benefits from an excellent strategic location to the south of Ipswich adjoining the A14/A137 intersection, with the A12 and A14 trunk routes providing access to London, Cambridge, the Midlands and the national motorway network. Both Ipswich and Manningtree train stations are within a short drive and offer a regular service to London (Liverpool Street) with a journey time of about one hour and 5 minutes.

Distances	Miles
Felixstowe	12
Colchester	28
Norwich	48
Stansted Airport	48
Cambridge	58
London City Airport	77



The Atrium



Entrance & West Wing



The Mansion





**ADAPTABLE BUSINESS SPACE IN A
PRIME STRATEGIC LOCATION**

DESCRIPTION

The main building is arranged in four wings and over three floors around an impressive central atrium. The premises provide flexible office accommodation, the general specification including:

- Suspended ceilings with recessed lighting
- Air conditioning
- Raised floor
- Double glazed windows

The atrium area is served by a fully fitted commercial kitchen and canteen area, with a further café situated adjacent to the reception. Additional office accommodation is provided within Bridge House, a single storey building attached to the main complex and The Stables, a two-storey brick built building adjacent to the main entrance.

The Mansion comprises an elegant former Georgian manor house, arranged upon three floors adjoining and fully integrated into the main complex. Believed to have been built in the late 18th Century this building retains many of its period features and provides a wide range of meeting and function rooms arranged around an impressive entrance hall and staircase. Other smaller buildings provide storage and other ancillary uses.

The complex is served by parking areas in front of both the main entrance and The Mansion together with an extensive staff car park in the north west quarter of the site. The remainder of the grounds are landscaped with mature trees, planted flowerbeds and lawns.

Immediately to the west of the main complex the property includes a field of about 8.13 acres (3.29 hectares) and incorporating a former walled garden. This field is served by a new access directly off the A14/A137 intersection and is considered to have good development potential, also allowing the opportunity for the construction of a new access road to serve the main complex.



The Stables



Bridge House



Interior of West Wing

ACCOMMODATION

The property provides the following net internal floor areas:

Main building	Sq. Ft.	Sq. M.
Lower Ground Floor	12,413	1,153.20
Atrium (inc. canteen/kitchen)	11,586	1,076.40
Ground Floor	17,504	1,626.20
First Floor	16,827	1,563.30
Basement	1,118	103.83
Total	59,448	5,522.93

Mansion	Sq. Ft.	Sq. M.
Lower Ground Floor	3,116	289.50
Ground Floor	1,815	168.60
First Floor	3,274	304.20
Basement	415	38.59
Total	8,620	800.89

Bridge House	4,885	453.80
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Stable Block (2 floors)	4,268	396.50
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Outbuildings	4,140	384.60
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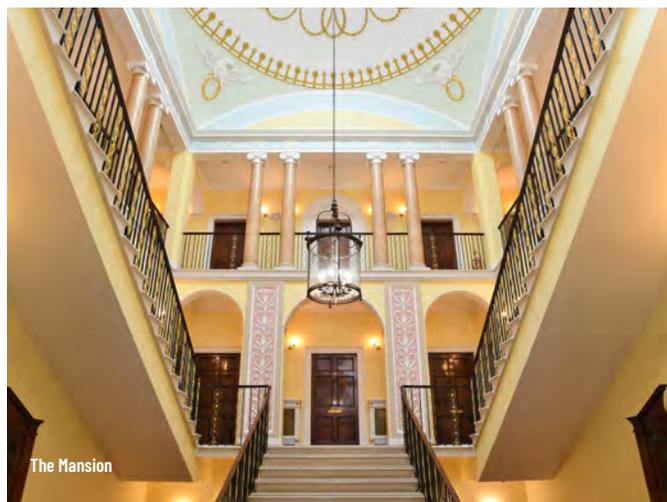
Test House (East & West)	1,228	114.10
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Old Garage (Post room etc)	1,623	150.82
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Cottage (ex comms room)	503	46.74
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Summer House (dilapidated)	2,025	188.16
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Total	86,740	8,058.54
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The Mansion



The Mansion

Wherstead Park

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South Wing Suite



Main Car Park



Main Entrance



The Atrium



West Wing Suite



Café



Potential Development Site

Wherstead Park

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PLANNING

Wherstead Park is a Strategic Employment Site and the principal authorised use of the buildings fall within Class E (Commercial Business and Service) use of the Town & Country Planning (Use Classes) Order 1987 (as amended). Planning permission is also in place for the use of the Mansion House as a training, conference and meeting venue, to include wedding ceremonies and functions.

The Mansion and Stable Block buildings are both Grade II Listed and the complex is within a National Landscape (formerly AONB).

The area of land between the A14/A137 intersection and main complex falls immediately outside the National Landscape and was allocated for employment use within a previous Local Plan. Although this allocation no longer applies, the previous owners submitted an outline planning application for up to 70,000 sq. ft. (6,500 sq. m) of Class E development (reference DC/21/06427) which is awaiting determination, utilising the recently formed roundabout access spur.

A Planning Appraisal which considers the scope for alternative uses and development potential of the property is available upon request.

LOCAL AUTHORITY

Babergh & Mid Suffolk District Councils
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX



Reception



Kitchen

TENURE

The vendors occupy a large part of the complex with other suites and buildings either vacant or let to business tenants including amongst others P&O, Ellisons Solicitors, Samskip, European Customer Solutions and BNP Paribas. A full tenancy schedule is available upon request.

The property is for sale freehold, subject to the various leases.

NB: The vendors would consider a leaseback in relation to part or all the accommodation they currently occupy.

INFORMATION PACK

An information pack containing floor plans, tenancy details and planning appraisal is available upon request.

TERMS

Price upon application.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.



VIEWINGS

Strictly by prior appointment with the sole agents:

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