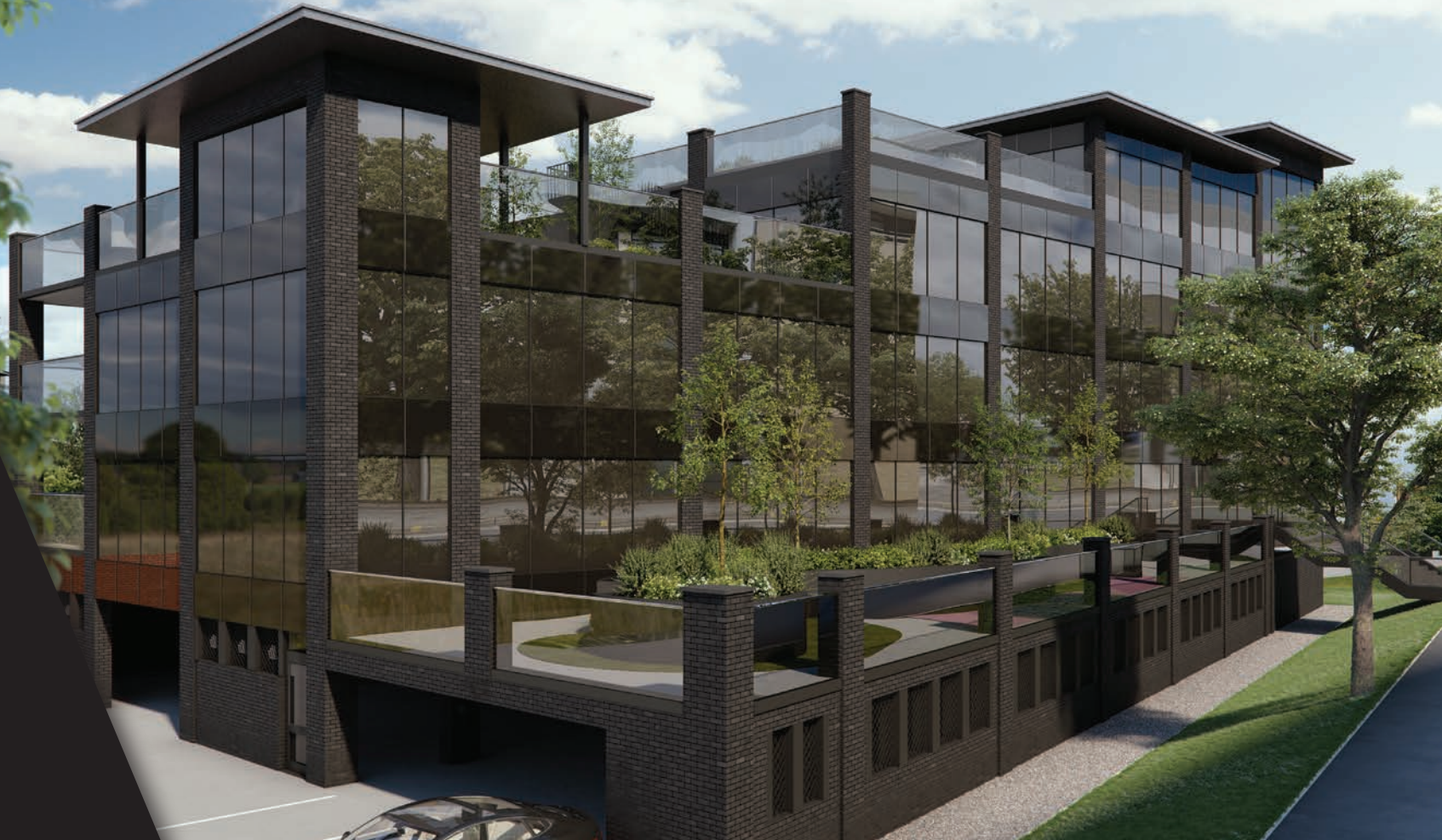


Available 2022



THE
COALYARD

A new **landmark**
office building for Ipswich

19,000 sq ft of office space available for pre-let or freehold

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The Coalyard, developed by Pertwee Estates, will be an eye-catching new addition to the Ipswich office market. The name derives from its location on the site of the old Moys Coalyard and it is adjacent to the newly refurbished Maltings building.

This entirely new building is made from black glass and bricks, reflecting not only the site's history but also paying homage to the iconic Grade 1 listed Willis Building (designed by Norman Foster) just a short walk up Princes Street.



Your workplace should tell your story and create a sense of belonging for all those using it. In the context of workplace design, integrating your brand doesn't necessarily end with placing your company logo above the reception desk... it can be reflected through materials, installations and details throughout the workspace to help define your company's purpose and personality - it may even evoke an emotional relationship with those who encounter it!

Wellbeing in the workplace is becoming increasingly important and, whatever the size of your organisation, paying attention to mental health at work has never been more significant – indeed there has been a marked power shift towards the employee: they now have more impact on how they work, and where they work – businesses that understand this see boosted productivity, higher talent retention, and greater agility.

In designing The Coalyard we have taken all these factors to heart and provided a great deal of open break-out space, with terraces amounting to over 7,000 square feet including a two tiered roof terrace with spectacular views down to the waterfront.

- Brand new building
- 19,000 sq ft of office space
- 7,000 sq ft of terraces, of which 4,500 sq ft are on the roof
- Flexibility to split into multiple units
- Covered parking, including car charging facilities
- 3 minutes walk from Ipswich railway station
- In the prime Ipswich business corridor

Location

Ipswich, one of the fastest growing towns in the east region, is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The Ipswich Vision is actively promoting new links to the waterfront and town centre, including:

- The Princes Street office corridor
- 2,500 new homes planned for the central core
- Wine Rack at Regatta Quay now completed
- Fully refurbished Ipswich station a few minutes walk away

Accommodation

Ground Floor

| | | |
|--------------------|-------------|------------|
| Upper Ground Suite | 6,060 sq ft | 563.0 sq m |
| Corner Terrace | 161 sq ft | 15.0 sq m |
| Front Terrace | 2,153 sq ft | 200.0 sq m |

First Floor

| | | |
|-------------------|-------------|------------|
| First floor suite | 6,211 sq ft | 577.0 sq m |
| Corner terrace | 161 sq ft | 15.0 sq m |

Second floor

| | | |
|--------------------|-------------|------------|
| Second floor suite | 4,166 sq ft | 387.0 sq m |
| Lower roof terrace | 2,476 sq ft | 230.0 sq m |

Third floor

| | | |
|--------------------|-------------|------------|
| Third floor suite | 2,433 sq ft | 226.0 sq m |
| Upper roof terrace | 2,153 sq ft | 200.0 sq m |

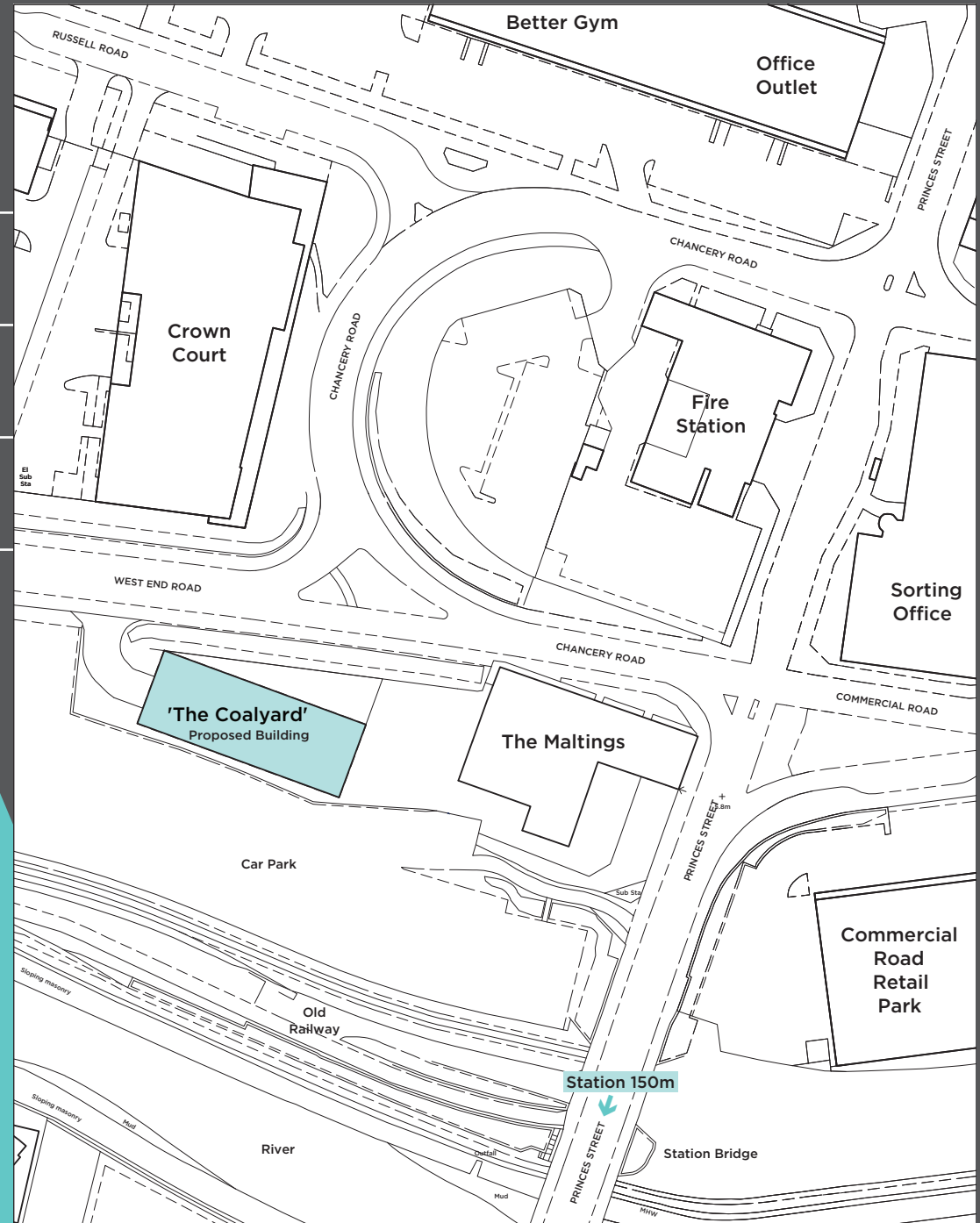
Total Office Area 18,870 sq ft 1,753.0 sq m

Total Terrace Areas 7,104 sq ft 660.0 sq m

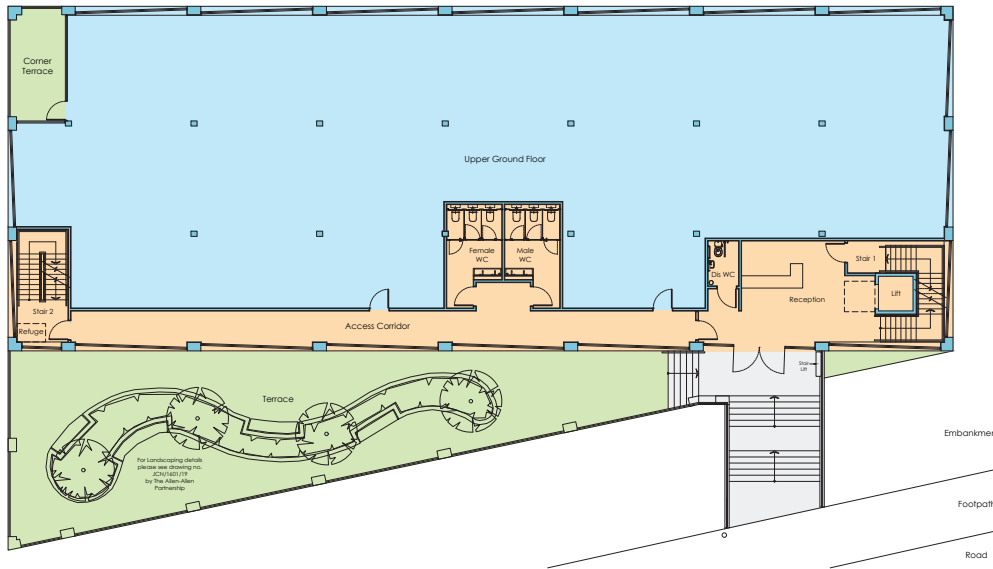
Specification

The offices will be finished to a very high standard with careful attention to detail:

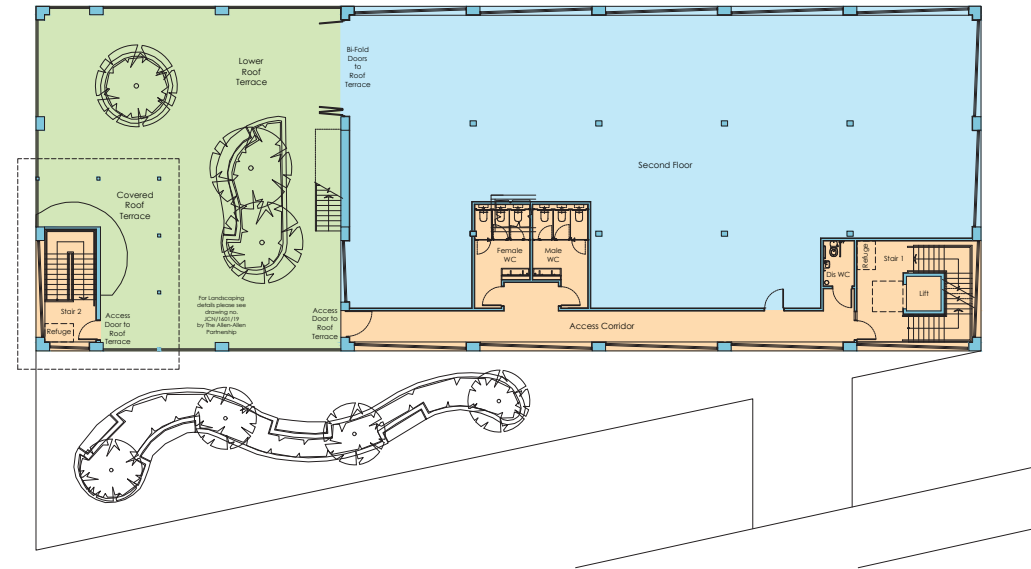
- LED lighting throughout to common parts and office suites
- Heating/air conditioning with local controllers to allow individual control
- Dedicated intruder alarms (part of whole building system)
- Water supply and waste connections for tea stations/kitchenettes
- Lift from lower ground to third floors
- Landscaped terrace at ground level
- Two landscaped roof terraces
- Cycle store
- Bin store
- CCTV coverage to cover entrances, cycle store and courtyard areas



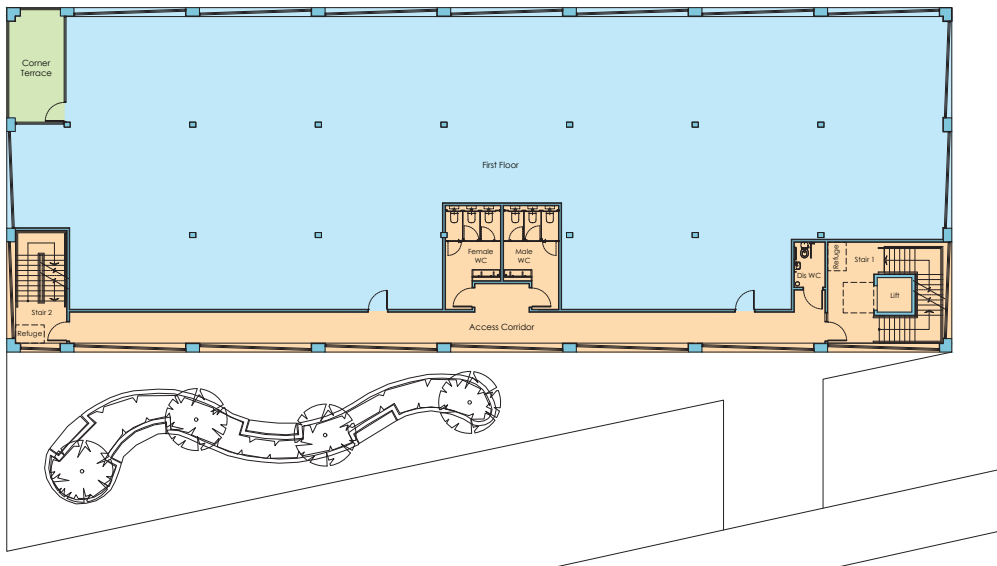
Floorplans



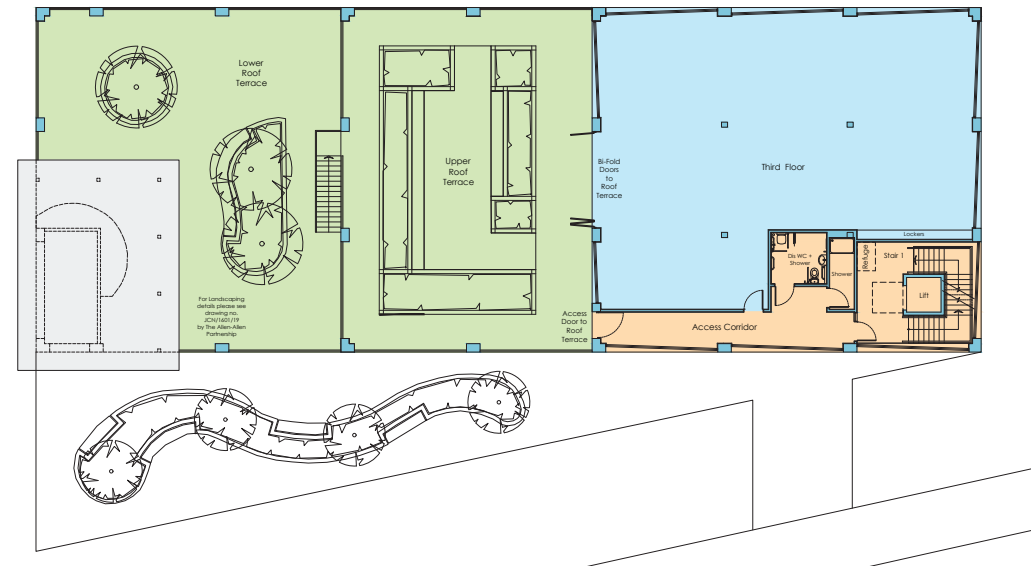
Ground floor



Second floor



First floor



Third floor

Terms

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

Business Rates

To be assessed

Legal Costs

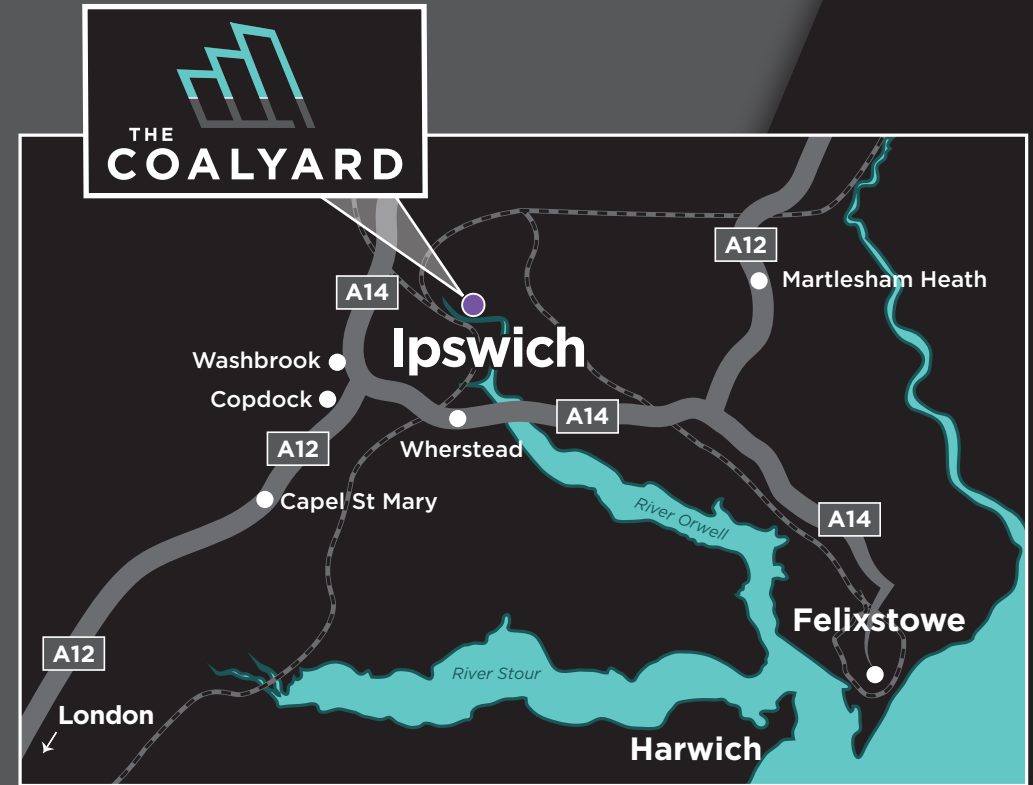
Each party to be responsible for their own legal costs

Viewing

To view or for further information, please contact:

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A DEVELOPMENT BY



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