



AVAILABLE TO LET

Newly Refurbished Office Building with Forecourt Parking

**Unit 9 Alpha Business Park, Whitehouse Road,
Ipswich, Suffolk, IP1 5LT**

RENT

£19,950

per annum exclusive

AVAILABLE AREA

1,173 sq ft

[109.01 sq m]

IN BRIEF

- » Located on an established business park with easy access to the A14 and town centre
- » Forecourt parking spaces available
- » Available for immediate occupation

LOCATION

Alpha Business Park is situated on Whitehouse Road, off Norwich Road to the north west of Ipswich town centre. The business park is within close proximity to the A14 interchange providing excellent road communications with Felixstowe, the Midlands and the national motorway network. Ipswich town centre is located within approximately 2 miles.

DESCRIPTION

The property comprises a mid terrace self contained, two storey office with glazed frontage. The unit provides a main open plan office together with a private office/meeting room on each floor. Ancillary accommodation includes a kitchen and WC facilities.

The specification includes comfort cooling and heating, gas central heating, LED lighting and carpet floor coverings.

A forecourt provides allocated car parking.

NB. The existing kitchen is due to be replaced with a new kitchen and the front elevation are to be resprayed grey.

ACCOMMODATION [Approximate Net Internal Floor Areas]

Ground Floor

» Main Office	474 sq ft	[	44.06 sq m]
» Private Office	79 sq ft	[	7.34 sq m]
» WCs	--		--

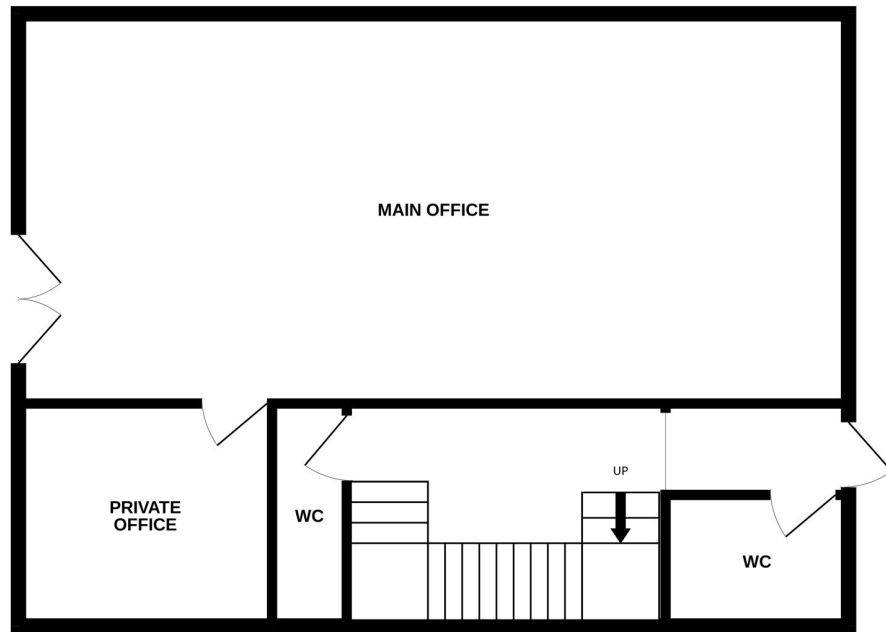
First Floor

» Office	482 sq ft	[	44.77 sq m]
» Meeting Room	83 sq ft	[	7.71 sq m]
» Kitchen	55 sq ft	[	5.13 sq m]
» Total Net Internal Floor Area	1,173 sq ft	[	109.01 sq m]

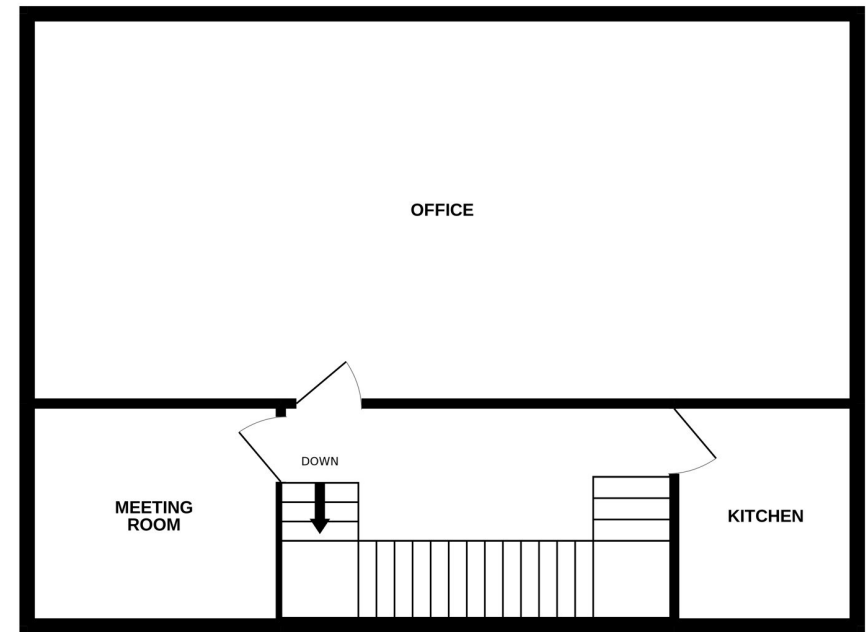
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GROUND FLOOR



1ST FLOOR



Floor Plan - Not To Scale For Identification Purposes Only

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

BUSINESS RATES

According to the Valuation Office Agency, the property has a Rateable Value of £14,000. Based on a Uniform Business Rate (UBR) of £0.432, the rates payable for the 2026/27 financial year are estimated at £6,048 per annum. An element of Small Business Rate Relief may be available, subject to eligibility.

Interested parties should make their own enquiries with the local rating authority to verify their business rates liability.

PLANNING

The property has previously been used as offices within Class E (g)(i) of the Town & County Planning (Use Classes) Order 1987 (as amended). Class E allows for a variety of uses including medical & health services, research & development, professional & financial, all of which may suit the premises.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

LOCAL AUTHORITY

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

Telephone: 01473 432000.

ENERGY PERFORMANCE CERTIFICATE [EPC]

Rating: C (67) ref 0885-7923-6620-2879-7704

SERVICE CHARGE

A service charge is payable in relation to the common areas of the estate. Further details are available upon request.

TERMS

The premises is available on a new business lease for a term to be agreed and at an initial rent of £19,950 per annum exclusive. The rent and service charge are subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

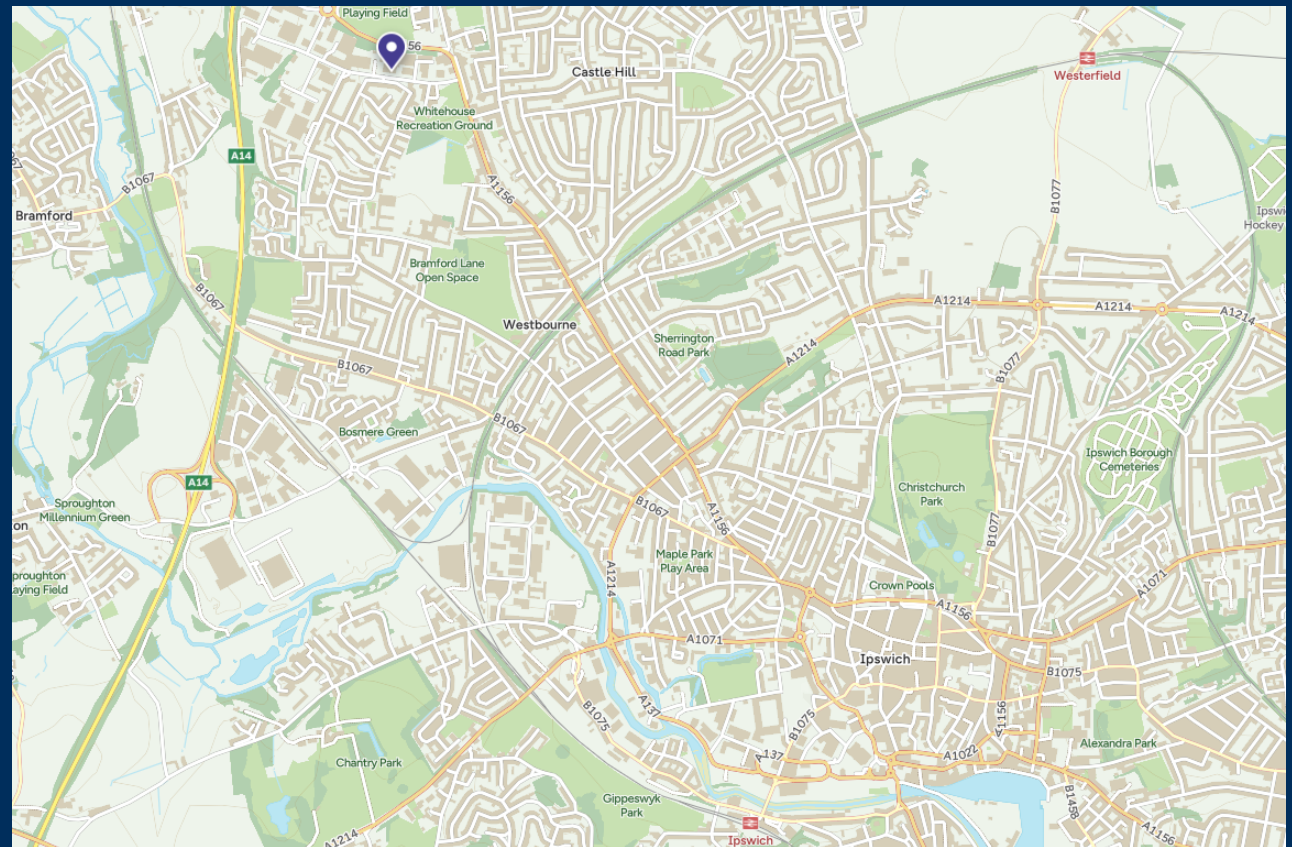
ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE LETTING AGENTS:

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OS licence no: TT000311015

Particulars created August 2026

