

**Building B1,  
InnovationMartlesham,  
Adastral Park  
Ipswich, IP5 3RE**

**Carter Jonas**

**TO LET**

Character Offices

From 15.88m<sup>2</sup> (171 sq ft) to 52.86m<sup>2</sup> (569 sq ft)



**T: 01223 346607**

**One Station Square, Cambridge, CB1 2GA**

**E: [nick.hood@carterjonas.co.uk](mailto:nick.hood@carterjonas.co.uk)**

**[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)**

## INNOVATION MARTLESHAM

InnovationMartlesham is a high-tech cluster for ICT companies. It provides a collaborative environment for ICT companies as well as business incubation space to nurture technology companies in their early stages.

[www.innovationmartlesham.com](http://www.innovationmartlesham.com)

## LOCATION

InnovationMartlesham is currently growing within the existing buildings on BT's Innovation & Design headquarters Adastral Park, located off the A12 to the east of Ipswich town centre.

## DESCRIPTION

Building B1 is a refurbished office building offering flexible cellular office accommodation, with communal meeting rooms, kitchen facilities, WCs and on-site car parking.

## ACCOMMODATION

Details of the latest availability are available on a separate schedule.

## ON-SITE FACILITIES

Occupiers benefit from the use of the on-site facilities including BT's Hub which is in close proximity offering restaurants and a coffee lounge, which provides an opportunity to engage with the other 3,000 ICT professionals working at Adastral Park.

Other facilities on site include a Gym, tennis courts and conference/lecture facilities.



## IMPORTANT INFORMATION

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## TERMS

Flexible tenancies are offered on an inclusive basis. Occupiers will benefit from a modern telephone system to include free local and national calls to land lines; voicemail; DDI; granular billing and call detail on a per number basis; standard PBX functionality; additional features etc available at additional cost; managed; local area network based on 100 Mbit structured cabling system and standard internet provisions.

## VAT

The above rental is exclusive of VAT.

## VIEWING

Strictly by appointment through the sole agents:

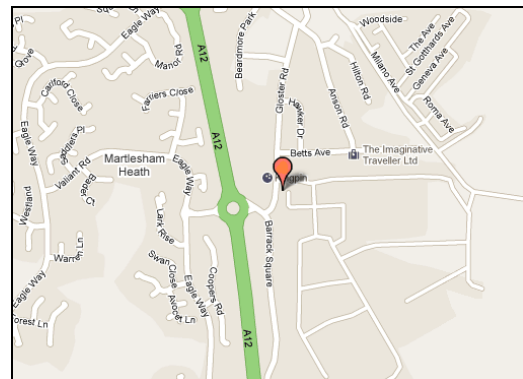
**Carter Jonas**

**Nick Hood**

DD: 01223 346607

E: [nickhood@carterjonas.co.uk](mailto:nickhood@carterjonas.co.uk)

## LOCATION



This map is for identification purposes only.