

PRINCES STREET ENTERPRISE ZONE, IPSWICH

Overview

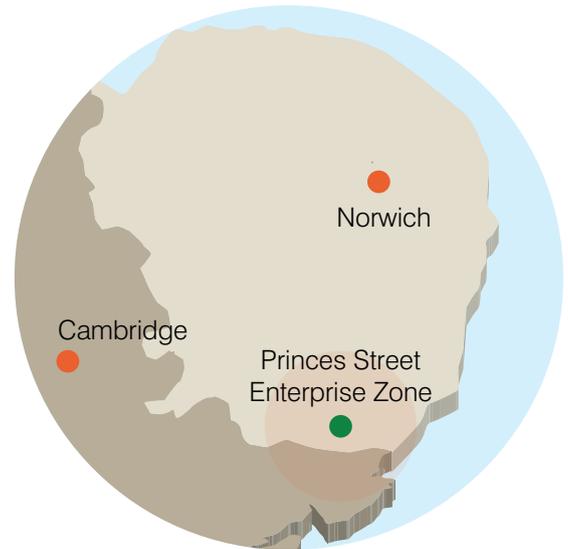
Ipswich is the county town of Suffolk and the main commercial centre. The vibrant town centre retail area benefits from the newly refurbished Sailmakers shopping centre and the transformed Buttermarket scheme, a multimillion pound project including a 12 screen cinema, bowling alley, gym and 9 restaurants. It is also home to one of the most exciting and stunning waterfront regeneration schemes in the UK.

The Princes Street Enterprise Zone has been identified as the key office district for the town centre.

With Enterprise Zone status, this site benefits from a business rate discount of up to £275,000 over five years. The site(s) lend themselves to development of Grade A office buildings with space for complementary uses including places for people to meet, eat and stay.

Recently 159 Princes Street, known as Connexions, was fully reconfigured and refurbished following a £9m transformation during 2015 and 2016. This property is now almost fully occupied with only one floor remaining.

Opportunities exist for developers, occupiers and joint ventures on the remaining 2.2ha EZ site as the entire site is available for a large-scale comprehensive redevelopment scheme.



Opportunity

Princes Street is the main gateway from Ipswich railway station to the town centre, the site is well served by a comprehensive range of amenities and civic buildings. Princes Street is already home to many large professional and financial businesses and is viewed as the 'office corridor' of Ipswich.

Permission has been given for the construction of an office building (B1) at 89-96 Princes Street, which currently occupied by a car garage and car showroom. The plans detail an office building of 5 storeys plus roof top plant enclosure providing 4942sqm, including a grass external area together with ancillary parking/servicing area together with hard and soft landscaping.

This situation combined with the growing office sector in this location presents an opportunity to regenerate the whole area with modern office/business, employment possibly a hotel and other complimentary uses including places for people to meet and eat.



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