

NASH HOUSE | 17 PORTMAN ROAD
IPSWICH IP1 2BP



**Freehold Office Building with large car park
7,138 sq ft (660.5 sq m)**

FOR SALE

Potential for substantial extension
and/or change of use (stpp)

NASH HOUSE | 17 PORTMAN ROAD | IPSWICH IP1 2BP

LOCATION

The building is located on the west side of Portman Road, close to the junction with Handford Road. Ipswich railway station with a regular speedy service to London is a 10 minute walk, as is the centre of Ipswich including the Buttermarket and Sailmakers shopping centres.

ACCOMMODATION

Refurbished 7 years ago, Nash House provides modern open plan comfort cooled offices currently forming a reception, meeting rooms and private offices with a 30 vehicle car park to the rear together with two single storey stores. The total site area is approx. 0.42 acre (0.17 hectares).

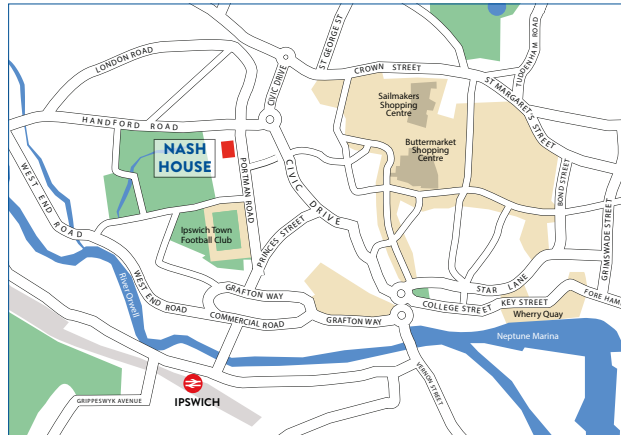
Planning permission was granted in 2009 for a substantial extension to the property which if implemented would have increased the total commercial floor area to circa 11,000 sq ft. It is highly likely that the local planning authority would again grant consent for this extension and that as an alternative to office use the premises could be used for residential, educational, medical or community uses, subject to obtaining planning permission.

CURRENT (approx)

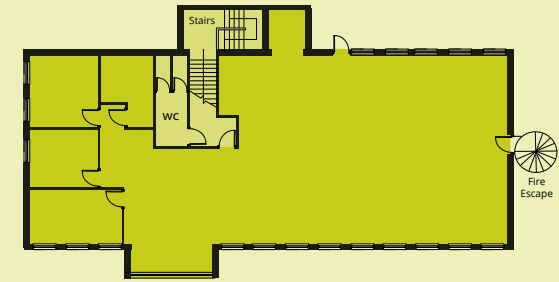
Floor		sq ft	sq m	
First	Offices	2,492	231.7	NIA
Ground	Offices	3,768	341.7	NIA
Ground	Store 1	615	7.1	GIA
Ground	Store 2	323	30.0	GIA
Total		7,138	660.5	

PROPOSED (approx)

Floor		sq ft	sq m	
Second	Offices	1,600	148.6	NIA
First	Offices	4,185	388.8	NIA
Ground	Offices	4,185	388.8	NIA
Ground	Store 1	615	57.1	GIA
Ground	Store 2	323	30.0	GIA
Total		10,908	1,013.3	

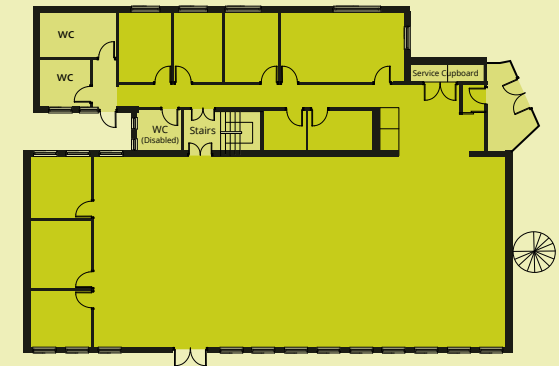


EXISTING FIRST FLOOR



EXISTING GROUND FLOOR

Plans not to scale



RATING

The premises have a rateable value of £36,750.

TENURE

Freehold with vacant possession.

PRICE

Upon application.

VIEWING

Strictly by appointment through the joint sole agents.



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