



BUSINESS CENTRE

DESIGN & BUILD OPPORTUNITIES



OFFICES / RESEARCH & DEVELOPMENT / PRODUCTION BUILDINGS

FOR SALE
TO LET



ARTISAN (UK) DEVELOPMENTS

BESPOKE DESIGN & BUILD OPPORTUNITIES RANGING FROM
5,000 sq ft (464 sq m) > 40,000 sq ft (3,716 sq m)



ALCHEMY BUSINESS CENTRE IPSWICH

Alchemy Business Centre provides companies with the opportunity to have their own unique, tailor-made premises constructed within a high profile location.

Located just 2½ miles from Ipswich town centre, Alchemy Business Centre would suit companies looking to **design and build** bespoke commercial facilities that meet their individual specifications, including HQ, Research & Development facilities or, for example, a tailored mix of showroom / office space.

Situated within the Whitehouse commercial area, a long-established location for businesses within Ipswich and a major employment zone, a number of leading organisations have already gained representation in the immediate area including Safestore, Euro Car Parts, Asda, Fred Olsen, and Suffolk County Council.

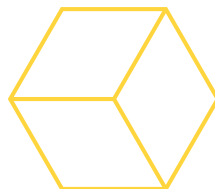
The frontage land at **Alchemy Business Centre** constitutes the final phase of available commercial development on Whitehouse Road, and comprises approximately **2 acres**.

The scheme is fully serviced, and has all utilities, infrastructure, and road links in place. Premises are finished to a traditional 'shell and core' specification, or fully fitted out to your individual design specifications, thereby providing you with a tailor-made 'turn key' solution.

Fast track, bespoke design and construction opportunities are available, ranging from **5,000 sq ft (464 sq m)** to **40,000 sq ft (3,716 sq m)**.

TERMS & LEGAL COSTS
The remaining undeveloped land can be developed to provide bespoke property solutions on a Freehold basis by way of occupational leases. Each party to be responsible for their own legal costs.

DISCLAIMER: Savills, their clients and any joint agents give notice that:
1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



SUPERIOR DESIGN & BUILD SOLUTIONS

There are a world of possibilities when you work with Artisan (UK) Developments Ltd.

As a commercial property specialist, we are experts in the design and build of bespoke premises for a vast range of uses, and offer our clients a comprehensive, personal service. From conceptual design and planning through to full interior fit-out; we work with you to ensure the premises meet all your business specifications.

We have an experienced team of highly qualified professionals to manage all aspects of the design, construction and fit-out. Plus, our fully qualified BREEAM assessor can help you achieve best practice in sustainable design, environmental performance and efficiencies to ensure your new premises are future-proof.

ARTISAN (UK) DEVELOPMENTS Ltd

We work in partnership with you to design the premises that you and your business need.

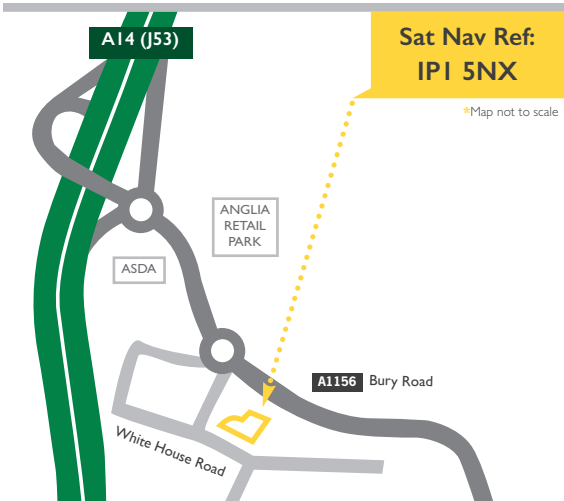
Why not contact us for an informal discussion about your requirements, and see what Artisan can do for you and your business.

If you wish to meet with us to discuss your own requirements, then please contact our agent:

Chris Moody
cmoody@savills.com



partnering business  delivering value



LOCATION

Alchemy Business Centre enjoys an excellent location to the west of Ipswich town centre. Junction 53 of the A14 is within ½ mile, thereby providing excellent road links to the national motorway network, the A12, and the port of Felixstowe to the east, Cambridge, the M11, and Stanstead Airport to the west.

Adjacent to the Whitehouse commercial area is the Anglia Retail Park, with various famous brand outlets plus Asda, Mamas & Papas, McDonalds, and KFC.