

## Mariner House, Handford Road, Ipswich

### Agency Acquisition Advice



<b>Property</b>	Mariner House, Handford Road, Ipswich
<b>Client</b>	Suffolk Mental Health Partnership NHS Trust
<b>Landlord</b>	Wrenbridge Ltd
<b>Tenure</b>	Leasehold
<b>Description</b>	<p>The property comprises a detached office building of 22,000sq.ft(2,044sq.m) over ground and three upper floors on a self contained site with 40 car spaces. The property is located close to the town centre and on a main arterial road offering immediate access to the bus routes and main communications network.</p> <p>Whybrow were instructed by the Trust initially to search for suitable premises of circa 10,000sq.ft in central Ipswich to accommodate various administrative and front line functions principally relocating from an existing site in Foxhall Road plus other locations in the town. Following an exhaustive search after which the size criteria was increased significantly, a detailed report was prepared identifying a number of options. From this a shortlist was prepared and detailed discussions commenced with the landlords of these properties. Terms were then agreed on the subject property after lengthy negotiations.</p> <p>The Trust have entered into a new 15 year lease incorporating periodic rent reviews at a commencing rent of £211,775pax, significantly below the asking terms and an extensive rent free period was negotiated for the tenants</p>