

TO LET: ATTRACTIVE GRADE II-LISTED TOWN CENTRE PREMISES



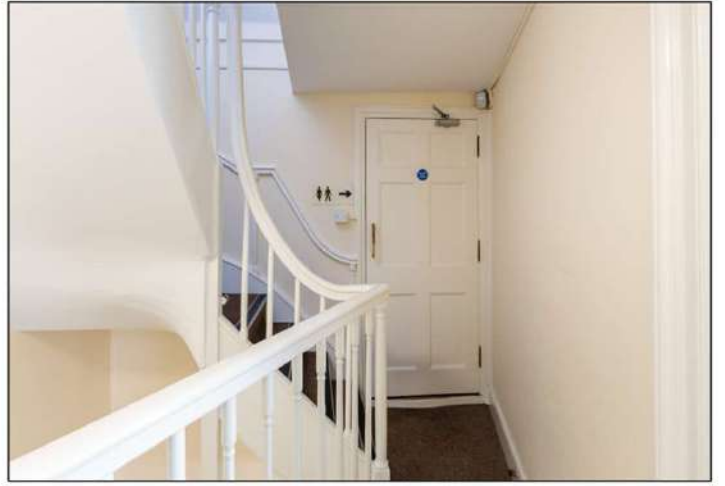
25 St Helen's Street, Ipswich, Suffolk IP4 1HH
Total Area approx. 159.40 sq m (1,715.78 sq ft)

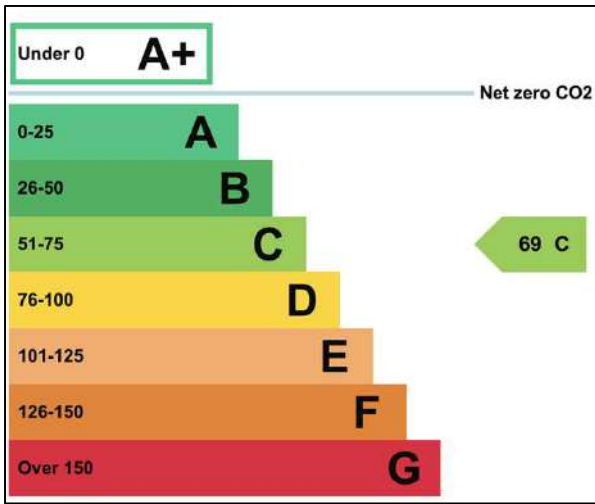
- **Convenient town centre location, close to amenities**
- **Suitable for various Class E office uses, STPP – inc. professional services, recruitment, physiotherapist**
- **On-site car parking**
- **Rent of £20,000 per annum exclusive**



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK







Planning

The property has Class E office planning consent.

All interested parties should contact Ipswich Borough Council on 01473 433200.

Energy Performance Certificate

Rating of 69C, Certificate Number 3515-9539-2752-1409-2296, valid until 7th November 2031.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Services & Service Charge

We understand that mains electricity and water are connected to the property.

NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/ condition including any IT and telecommunications links.

Service Charge to be confirmed.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

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Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester.

Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (15 miles to the east) to the East Midlands.

Situation

The premises are prominently located on one of the main routes into Ipswich town centre, to the east of the town. The premises are within short walking distance of the main town centre, sitting between the Bond Street and Orchard Street junctions on St Helen's Street, opposite the former County Council buildings, which are due to be redeveloped.

Description

The attractive Grade II Listed property comprises ground, first and second floor offices, within an enclosed courtyard. There are kitchen and WC (separate male and female) facilities, networking points, fluorescent lighting, fitted carpet and central heating. Two car parking spaces are available in front of the building (together with a third 'floating' visitor's space), and paid parking facilities are located nearby.

Business Rates

Rateable Value: £11,000. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The premises are available to let, for a term of years to be agreed, at a commencing rental of £20,000 per annum exclusive.

VAT

VAT status to be confirmed.

Accommodation (all areas are approximate)

Area	Sq m	Sq ft
Ground Floor Office	20.85	224.43
First Floor Office	52.90	569.42
First Floor Kitchen	6.10	65.66
Second Floor Office	73.00	785.77
Second Floor Internal Storage	6.60	71.04
Total Area	159.40	1,715.78

