01473 289600
Hubbard House, 6 Civic Drive, Ipswich, Suffolk IP1 2QA
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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET

OFFICE SUITE – 130.8 SQ M/1,408 SQ FT

Hubbard House

6 Civic Drive

Ipswich

Suffolk

IP1 2QA

TO LET

Town Centre office suite
Prominent Building
On site car parking (subject to availability)
VAT exempt
New lease terms available
Quoting rent £16,800 per annum sought
To be refurbished

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LOCATION

Ipswich is the county town of Suffolk with a population of approximately 140,000 people. The town is well connected, being approx 70 miles North of London and via rail is 1 hour 10 minutes to London Liverpool Street. Hubbard House is centrally located at the top of Civic Drive which forms part of the Town's inner arterial route that connects the Town Centre with the A12 and A14 trunk roads. The property also has the benefit of being only a few minutes' walk from prime high street and associated amenities with nearby occupiers including Tesco Express, Marks and Spencer and the Wolsey Theatre.

DESCRIPTION

The property comprise an attractive four storey office building of cavity block elevation under a mansard roof. The third floor accommodation is in need of redecoration and is segregated into offices of varying sizes with the inclusion of a meeting room and kitchen. The suite benefits from heating, recessed light and perimeter power and data connections. The third floor also has fibre optics capability, subject to connection with supplier. The building has a passenger lift and WC facilities on each floor. On site or nearby parking (subject to availability).

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Suite 1 GIA	130.8 sq m	1408 sq ft

Comprising of 4 offices of varying sizes plus kitchen and reception area

Reception area	25.4 sq m	274 sq ft
Office 1	32.8 sq m	353 sq ft
Office 2	20.1 sq m	216 sq ft
Office 3	14.16 sq m	152 sq ft
Office 4	26.4 sq m	284 sq ft
Kitchen	9.5 sq m	102 sq ft

SERVICES

We understand all mains are connected.

TERMS

The property is available by way of new lease length to be agreed subject to 5 yearly upward only rent reviews where applicable with a proposed commencing rent of £16,800 per annum exclusive following the redecoration. Alternatively should a tenant refurbish themselves, then rent incentives will be available.

SERVICE CHARGE

Service charge is applicable to this suite.

VAT

Vat is not applicable to the rent.

BUSINESS RATES

The rateable value for this property is £13,500 per annum with rates payable circa. £7,425 per annum using poundage of 55.5p for 2025/26. Interested parties should contact Ipswich Borough Council Business Rates Department . Contact telephone number: 01473 433851

EPC rating

LEGAL COSTS

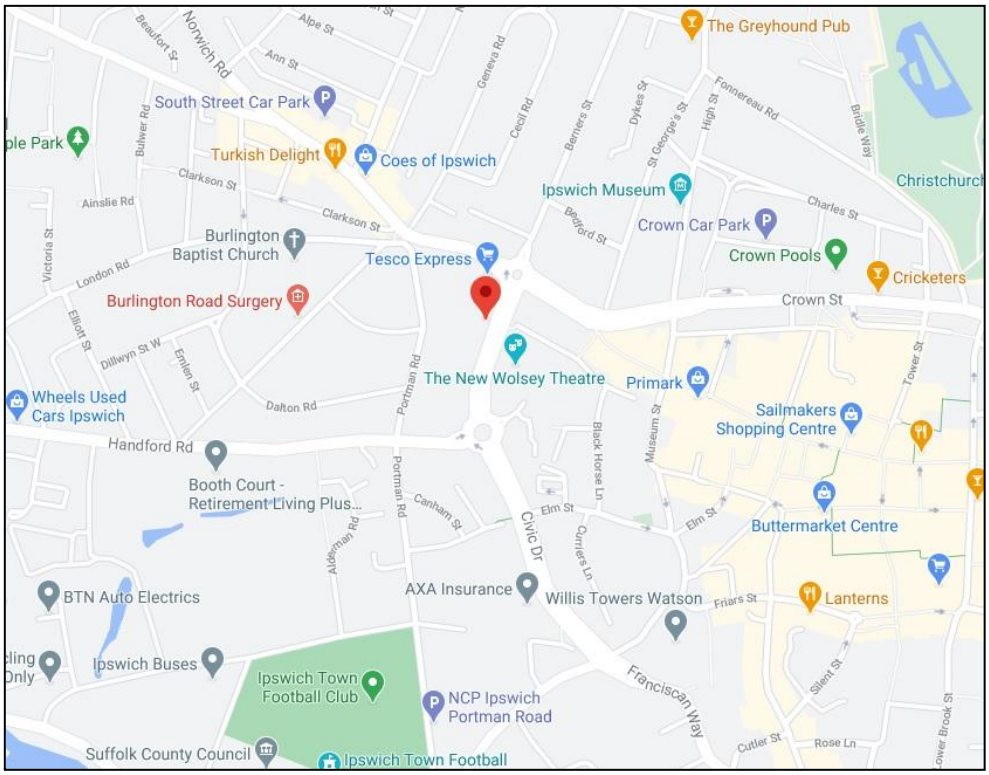
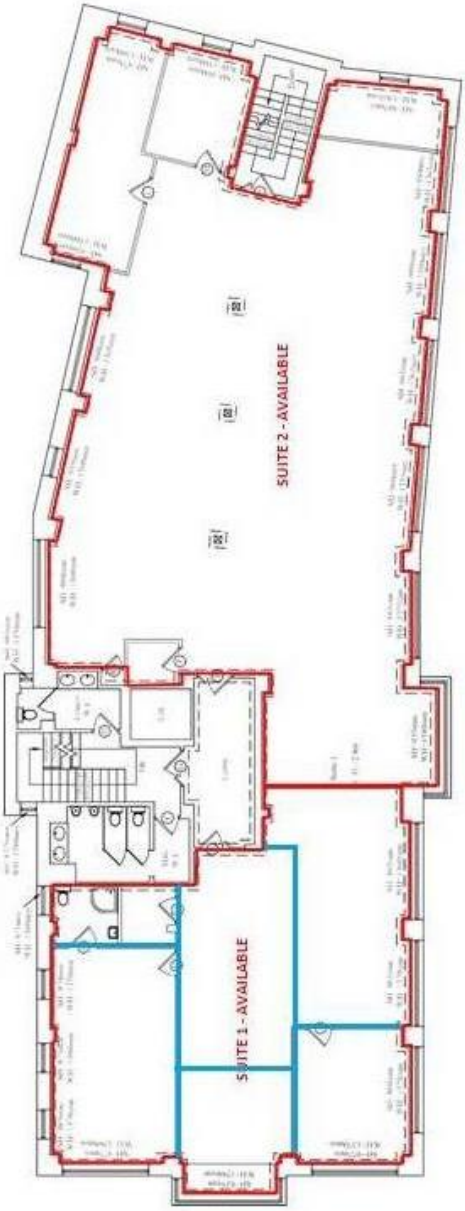
Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600
martin@readercommercial.com

Note: The Agent's have an interest in this property.

Plan is for location purposes only



INDICATIVE PLAN OF SUITE 1 THIRD FLOOR
(Not to scale)