

Office

Modern Offices To Let in Out-of-Town Location with Car Parking



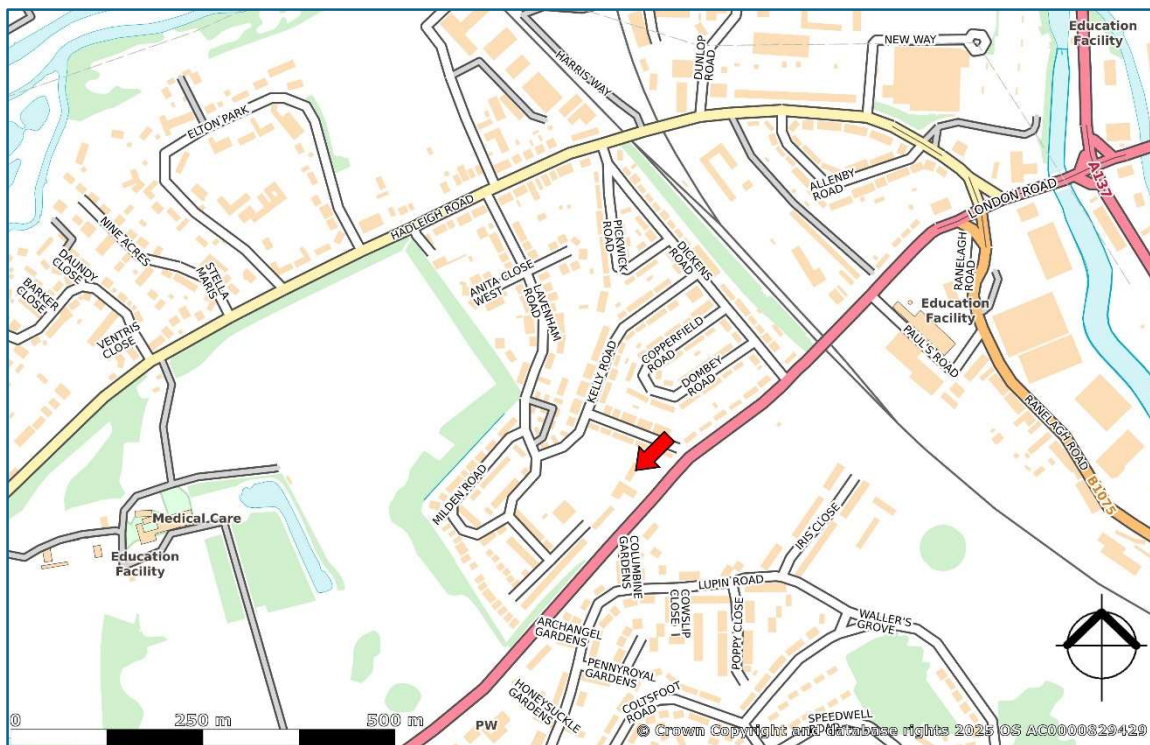
Crane Court, 302 London Road, Ipswich IP2 0AJ

Total Area Approx. 101.86 sq m (1,096 sq ft)

- **Close to A14 and town centre**
- **Recently refurbished to include a/c, shared kitchen, WC's, new carpet, gas central heating, independent door access and 5 car parking spaces**
- **First floor approx. 64.86 sq m (698 sq ft)**
- **Second floor approx. 37 sq m (398 sq ft)**
- **To let on new lease, rent upon application**



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approx. 300,000. The town lies on the River Orwell, approx. 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 (9 miles to the south-east) to the East Midlands.

Situation

The property is situated on London Road which is one of the main arterial roads from the A12/A14 Copdock Interchange to the town centre with the nearby Copdock Retail Park comprising a number of national retailers/cafes.

Description

The property comprises modern first and second floor office suites which have recently been refurbished to include air conditioning, shared kitchen, WC's, new carpet, gas central heating, LED lighting, upgraded windows to provide secondary glazing and independent door access. Externally there are 5 car parking spaces.

Legal Costs

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

Viewing

Strictly by prior appointment with agents Penn Commercial:



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

01473 211933

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Planning

The property would be suitable for a variety of Class E office uses subject to planning. All interested parties should contact Ipswich Borough Council on 01473 432000.

Business Rates

To be separately assessed. All interested parties should contact Ipswich Borough Council on 01473 433851.

Services & Service Charge

We understand that all mains services 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 IT and telecommunications links. Service charge to be confirmed.

Terms & Tenure

The premises are available to let as a whole or as separate suites, on new internal repairing and insuring lease terms, for a term of years to be agreed, rent upon application.

VAT

To be confirmed.

Energy Performance Certificate

A full copy of the EPC for the whole building is available upon request, reference: 5662-8062-5044-4311-5004, Rating C56, valid until November 2032.

Accommodation (all areas are approximate)

First Floor Office Suite	64.86 sq m	698 sq ft
Second Floor Office Suite	37 sq m	398 sq ft
Plus Shared Kitchen & WC's		
Total Floor Area (NI)	101.86 sq m	1,096 sq ft

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