

£68,000 per annum exclusive

Connexions 159, 159 Princes Street, Ipswich, IP1 1QJ



To Let
Grade A Office Space
3,400 Sq Ft (315.9 Sq M)

-  Ground Floor Fully Fitted Suite
-  BREEAM 'very good' Rating
-  Dedicated Car Parking Spaces
-  Close to Railway Station
-  New Lease Terms Available

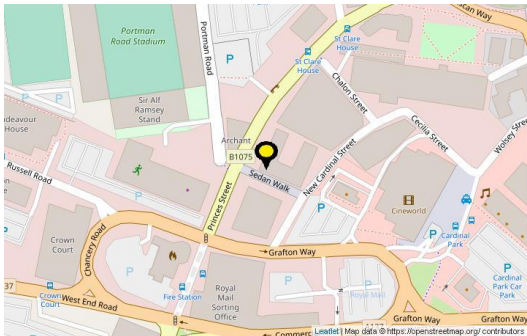


PROPERTY DETAILS

Location

Ipswich, the County town of Suffolk provides excellent access to the main road networks and offers excellent inter city rail links to London Liverpool Street.

The property occupies a high profile position on the junction of Princes Street and Grafton Way, close to the rail station and town centre forming part of the Ipswich Central Enterprise Zone and the newly developed office district. Major occupiers nearby include Birketts Solicitors and Curtis Banks.



Description

The property is a high quality Grade A office building built in 2018 to a BREEAM "very good" standard. The property comprises a four storey building with the benefit of on-site parking and benefits from a communal reception leading and two passenger lifts to all floors.

This ground floor suite has been fully fitted to a very high standard. The property benefits from a high quality specification including:

Superfast Broadband

LED Lighting

VRV Comfort Cooling

Raised Floors

Two Lifts

Secure Car Parking

Male and female WC facilities within the service core

Terms

The suite is available on a new lease terms, for a term to be agreed subject to 5 yearly upward only open market rent reviews.

Accommodation

The property has a Nett Internal Floor Area of 3,400 Sq Ft (315.9 Sq M)

Rent

£68,000 per annum exclusive of Business Rates, VAT and all other outgoings, payable quarterly in advance.

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The property benefits from an established Class E Office use class. Interested parties are advised to contact Ipswich Borough Council on 01473 432000.

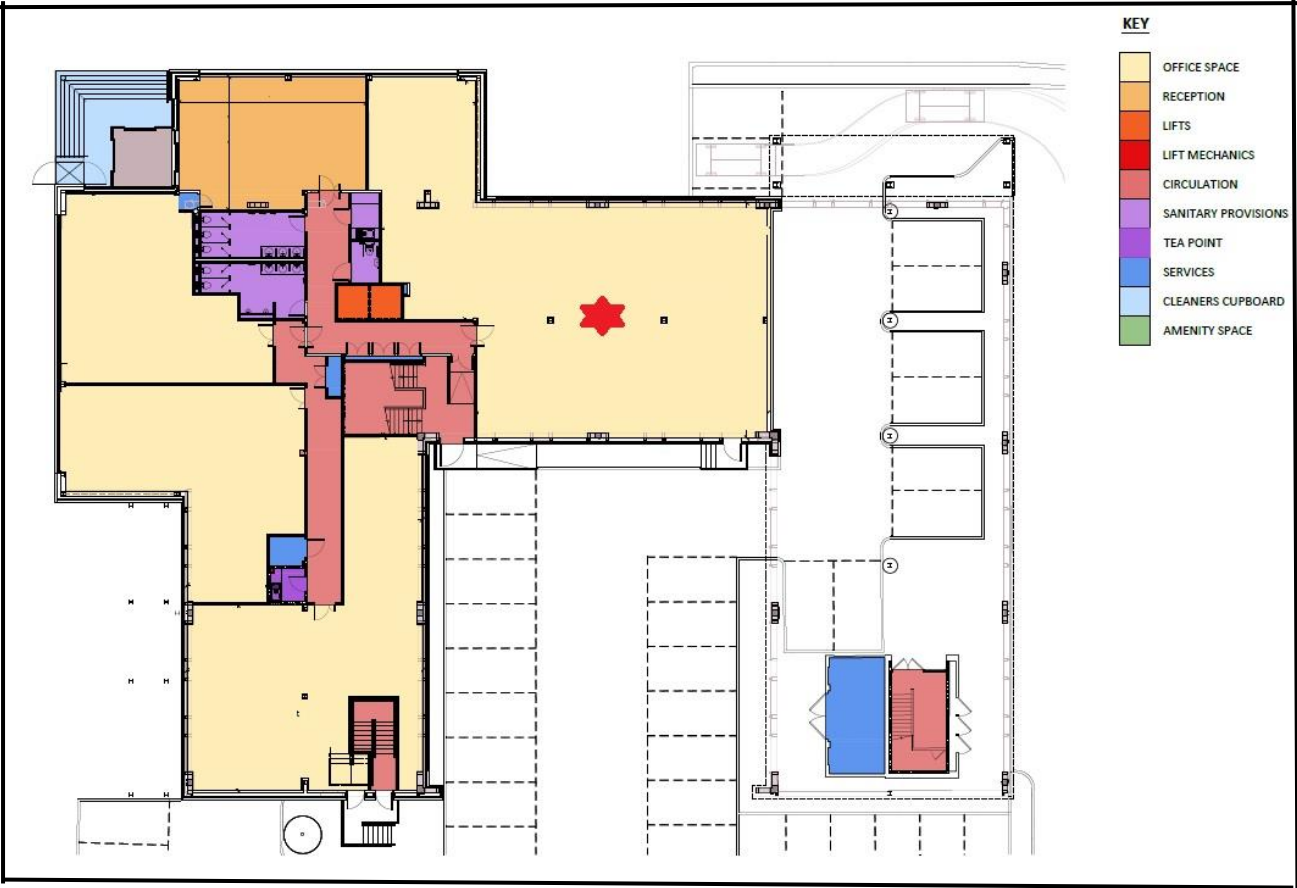
Business Rates

The property appears in the Valuation List with a Rateable Value of £95,500.

Energy Performance Certificate

The property is to be reassessed for an EPC.

Floor Plan



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Emily Jones
emily.jones@whybrow.net
01206 577667

