



AVAILABLE TO LET

Modern First & Second Floor Offices with Parking

Crane Court, 302 London Road, Ipswich, IP2 0AJ

RENT

£14,500

per annum exclusive

AVAILABLE AREA

1,114 sq ft

[103.49 sq m]

IN BRIEF

- » Located on main arterial route with easy access to the A12/A14 and Ipswich town centre
- » Five allocated parking spaces available
- » Available for immediate occupation

LOCATION

Crane Court is prominently positioned on London Road, a principal arterial route connecting the A12 / A14 Copdock Interchange with Ipswich town centre. The premises are located approximately 1.5 miles from the A12/A14 junction and around 1 mile from Ipswich town centre. The property also benefits from close proximity to Copdock Retail Park, which accommodates a range of well-known national retailers and operators.

DESCRIPTION

The property comprises modern first and second floor office suites, recently refurbished to a high-quality specification. The offices benefit from air conditioning, LED lighting, carpeting, and gas central heating.

The accommodation includes a kitchenette on the second floor, along with shared WC facilities. Externally, the property offers five dedicated car parking spaces.

Please note that the property is accessed via a shared entrance.

ACCOMMODATION [Approximate Net Internal Floor Areas]

First Floor

- » Office 1 707 sq ft [65.73 sq m]
- » WCs -- --

Second Floor

- » Office 2 406 sq ft [37.73 sq m]
- » Total Net Internal Floor Area 1,114 sq ft [104.49 sq m]



Floor Plan - Not to Scale For Identification Purposes Only



SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage. The office accommodation is sub-metered from the main building's utility supply.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE .

Telephone: 01473 432000.

BUSINESS RATES

We understand the business rates are to be separately assessed upon completion of a new lease.

All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

PLANNING

The property has previously been used as offices within Class E (g)(i) of the Town & County Planning (Use Classes) Order 1987 (as amended).

Class E allows for a variety of uses including medical & health services, research & development, professional & financial, all of which may suit the premises.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

ENERGY PERFORMANCE CERTIFICATE [EPC]

Rating: C (56) - 5662-8062-5044-4311-5004

SERVICE CHARGE

A service charge is payable in relation to the common areas of the estate. Further details are available upon request.

TERMS

The premises is available on a new business lease for a term to be agreed and at an initial rent of £14,500 per annum exclusive.

The rent and service charge are subject to VAT.

LEGAL COSTS

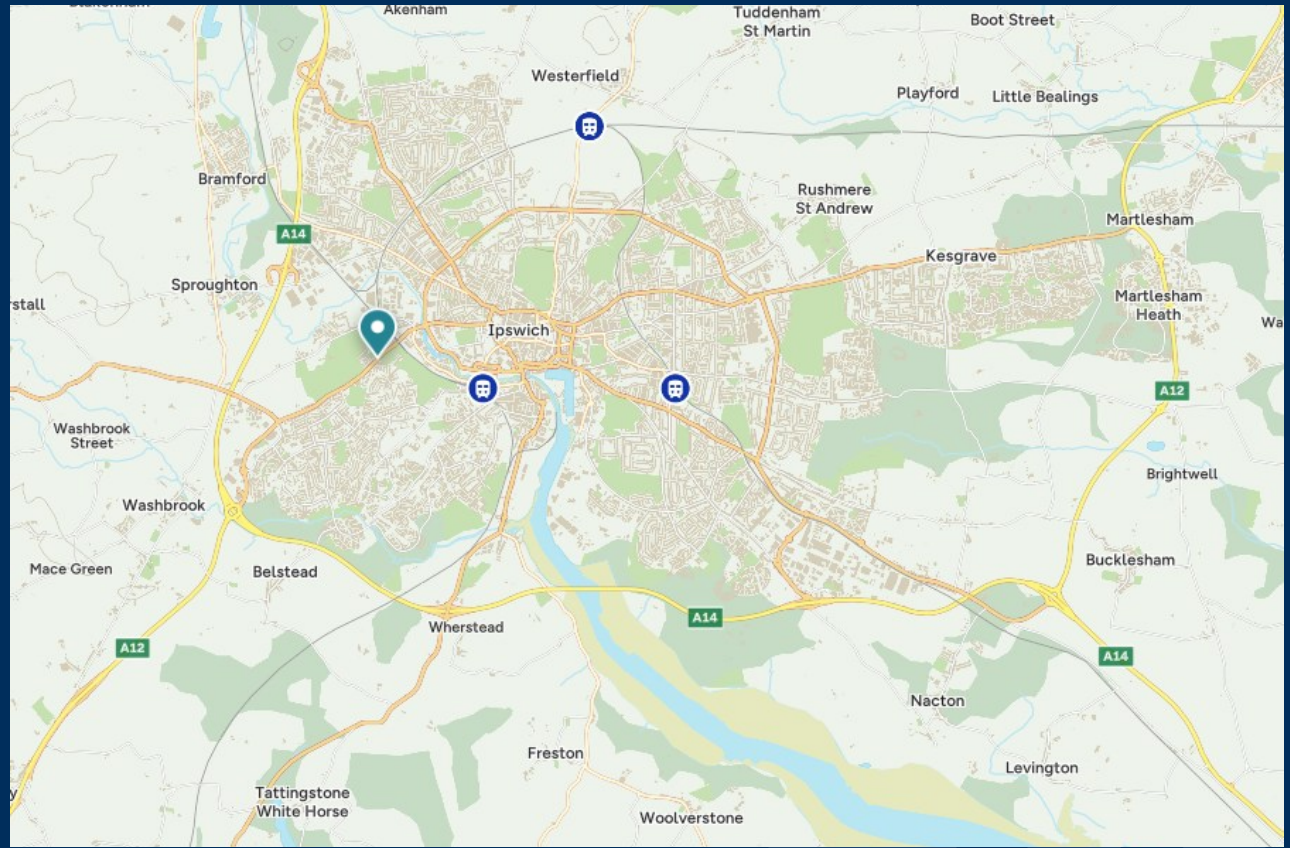
Each party is to be responsible for their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created May 2026

