

Offices First and Second Floor Town Centre Offices To Let



Upper Parts, 24A Carr Street, Ipswich, IP4 1EJ

Approx. 202.7 sq m (2,182 sq ft)

- **First and second floor offices in town centre location**
- **Adjacent to public car parks**
- **Private access direct to street level**
- **Available on new lease terms, at a commencing rental of £16,000 per annum exclusive**



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 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 (9 miles to the south east) to the East Midlands.

Situation

The offices occupy a strong position on the south side of Carr Street, close to the junction with Upper Brook Street. Nearby businesses include Clearfield Recruitment, Poundland, B&M, Specsavers, Costa and Santander Bank.

Description

The offices consist of part open plan, part cellular space over two floors. There is a kitchen on the first floor and WCs on both first and second. The offices benefit from carpet tiles, an intercom system, an alarm, and big windows. There is a central heating system.

There is parking in a public car park to the rear of the property.

Planning

The property currently has consent for Class E use. All interested parties should contact Ipswich Borough Council on 01473 432000.

Legal Costs

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

Business Rates

Rateable Value currently £8,300, from 1st April 2026 this will be £9,400. We understand that eligible businesses may receive a 100% discount on their business rates. All interested parties should contact Ipswich Borough Council on 01473 432000.

Terms & Tenure

The premises are available on a new lease, for a term of years to be agreed, at a commencing rental of £16,000 per annum exclusive.

VAT

VAT is applicable.

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 IT and telecommunications links. There is a service charge to be confirmed.



Accommodation (all sizes are approximate)

First Floor	119.9 Sq M	1,290.6 Sq Ft
Second Floor	81.1 Sq M	872.9 Sq Ft
Total	202.7 Sq M	2,182 Sq Ft

Energy Performance Certificate

Rating E104, Certificate 2779-3499-7829-3696-8095, valid until November 2032.

Viewing

Strictly by prior appointment with joint agents Penn Commercial, or White Druce Brown on:

Penn Commercial
Ipswich
Shaun Collins

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White Druce Brown
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