



**AVAILABLE TO LET**

**Self-Contained First Floor Offices**

**First Floor, 8 Olympus Close,  
Ipswich, Suffolk, IP1 5LN**

**RENT**

**£23,500**  
per annum exclusive

**AVAILABLE AREA**

**3,344 sq ft**  
[311 sq m]

## IN BRIEF

- » Good access to the A14 and town centre
- » Forecourt car parking
- » Net internal floor area 3,344 sq ft (311 sq m)
- » Rent £23,500 per annum exclusive
- » Available for immediate occupation

## LOCATION

Olympus Close is situated on the Whitehouse Industrial Estate, to the west of the town centre and within approximately 0.5 miles of Junction 52 of the A14, providing excellent road communications with Felixstowe, the A12 and the national motorway network.

The town centre is within approximately 2.5 miles.

## DESCRIPTION

The premises comprise a self-contained first floor suite accessed via a dedicated ground floor entrance lobby. The suite itself is partitioned to provide a large open plan office with two private offices, breakout, conference and board room. Ancillary accommodation includes kitchen and WC facilities.

The office accommodation is fitted with suspended ceilings incorporating recessed fluorescent lighting and air-conditioning, perimeter trunking incorporating power and data points and carpet floor coverings.

The office benefits from 18 allocated car parking spaces.



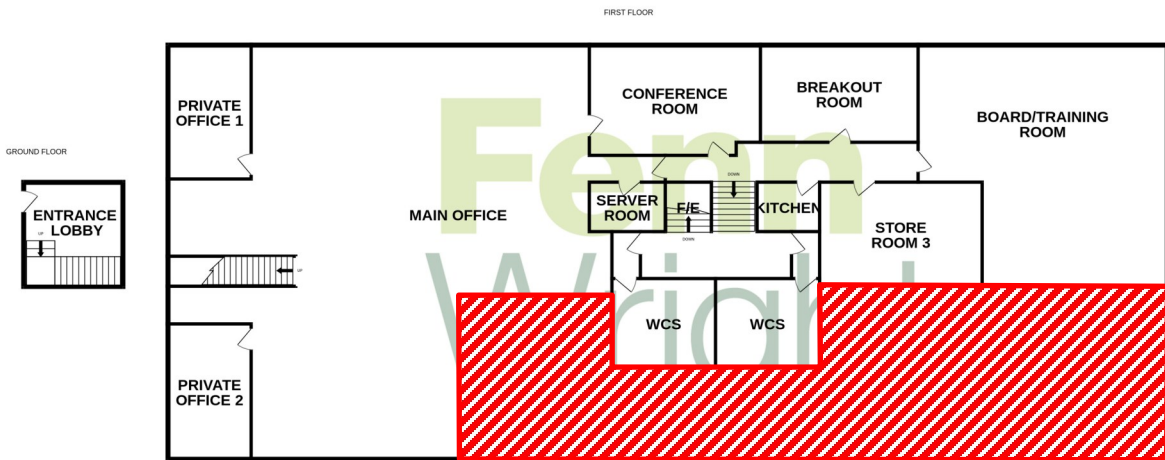
KITCHEN



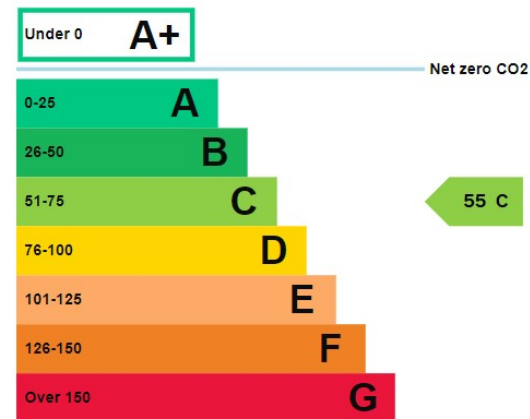
MAIN OFFICE



TRAINING ROOM



INDICATIVE FLOOR PLAN - NOT TO SCALE



### ACCOMMODATION

The premises provide the following approximate net internal floor areas:

» Main office	1,737 sq ft	[161.37 sq m]
» Private office 1	149 sq ft	[ 13.80 sq m]
» Private office 2	150 sq ft	[ 13.95 sq m]
» Conference Room	250 sq ft	[ 24.19 sq m]
» Breakout Room	213 sq ft	[ 19.18 sq m]
» Server Room	25 sq ft	[ 2.28 sq m]
» Kitchen	44 sq ft	[ 4.05 sq m]
» Board/Training Room	<u>767 sq ft</u>	<u>[ 71.24 sq m]</u>
Total Net Internal Floor Area	3,344 sq ft	[310.65 sq m]

### BUSINESS RATES

The property will need to be reassessed for rates.

All interested parties should speak to the local authority to verify their liability.

### LOCAL AUTHORITY

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

Telephone: 01473 432000

### ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating C(55)

### TERMS

The premises are available on a new business lease upon terms to be agreed at an initial rent of £23,500 per annum exclusive.

The property is VAT elected and the rent is subject to VAT.

### LEGAL COSTS

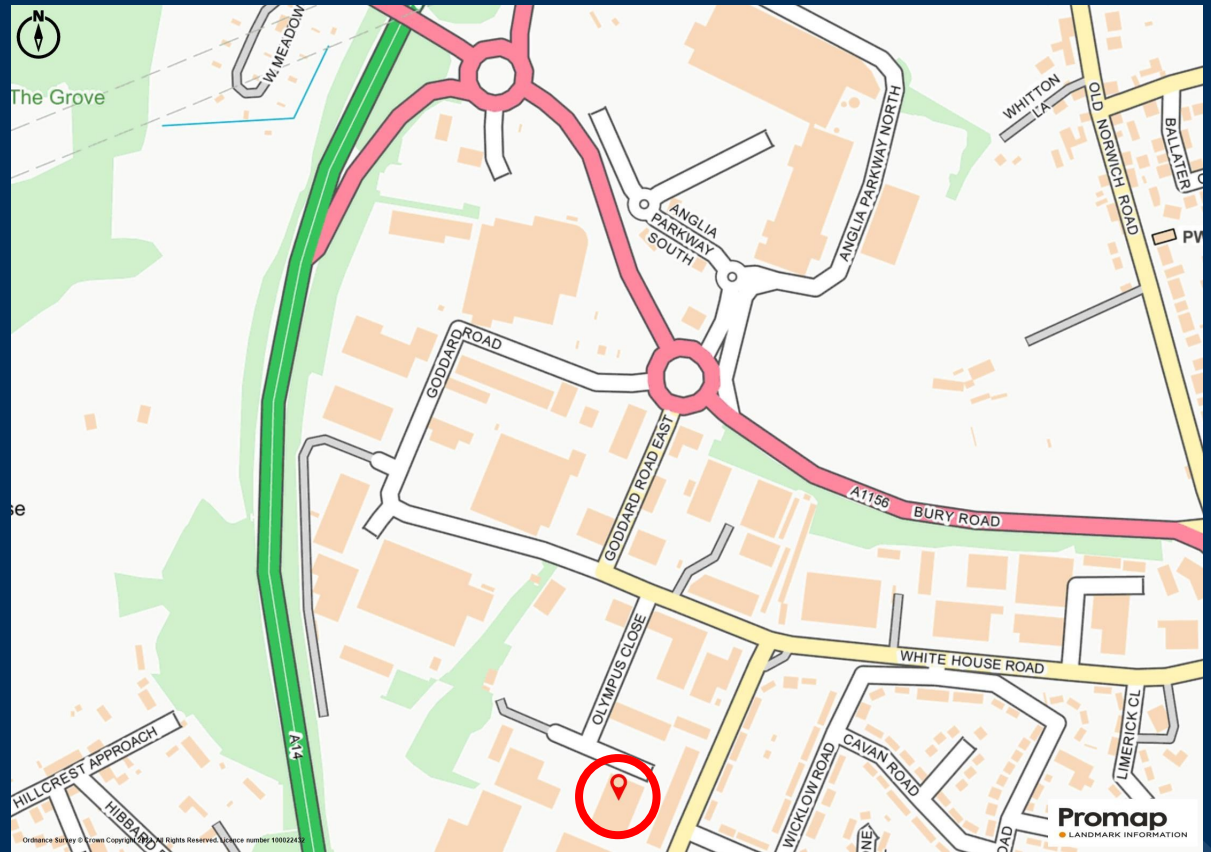
Each party to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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Particulars created June 2025.

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