

Suite 16, IP-City Centre, Bath Street, Ipswich, IP2 8SD



Well  
Presented  
High Quality  
Office Suite

## To Let

- Good access to A14 and town centre
- Net internal area 245.90 sq m (2,647 sq ft)
- 14 car parking spaces
- Available on a new lease at a rent of £15 per sq. ft.

# Details

## Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000.

IP-City Centre is situated on the corner of Hawes Street (A137) and Bath Street. The town centre is only 0.5 miles to the north and the A137 provides direct access to the A14 dual carriageway. The A12 and A14 trunk roads provide excellent road communications with London, Felixstowe and the Midlands.

## Description

IP-City Centre comprises a number of high quality offices suits and conference facilities arranged over two floors.

Suite 16 is located on the first floor and has been partitioned to provide two large open plan offices together with a number of smaller private offices/meeting rooms and a board room. Ancillary accommodation includes a WC, shower and kitchen.

The specification includes suspended ceilings incorporating recessed lighting, comfort cooling, raised access flooring and carpet floor coverings.

14 car parking spaces will be allocated.

## Accommodation

The premises provides the following approximate net internal floor area:

Office 1	131.77 sq m (1,418 sq ft)
Office 2	21.90 sq m ( 236 sq ft)
Office 3	58.22 sq m ( 627 sq ft)
Board Room	15.01 sq m ( 162 sq ft)
Meeting Room	11.76 sq m ( 127 sq ft)
Cupboard	2.41 sq m ( 26 sq ft)
Server Cupboard	0.90 sq m ( 10 sq ft)
Kitchen	3.39 sq m ( 42 sq ft)
Total Floor Area	245.90 sq m (2,647 sq ft)

## Services

It is understood that the property is connected to mains water, electricity and drainage.

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.

## Business Rates

The property is assessed as follows:

Rateable value	£20,500
Rates payable (2019/20)	£10,065.50 per annum

The rates payable are based on the current UBR of £0.491.

## Planning

It is understood the premises has planning permission for Class B1 (office) use.

All interested parties should make their own enquiries with the local planning authority.

## Local Authority

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

T: 01473 432000

## Terms

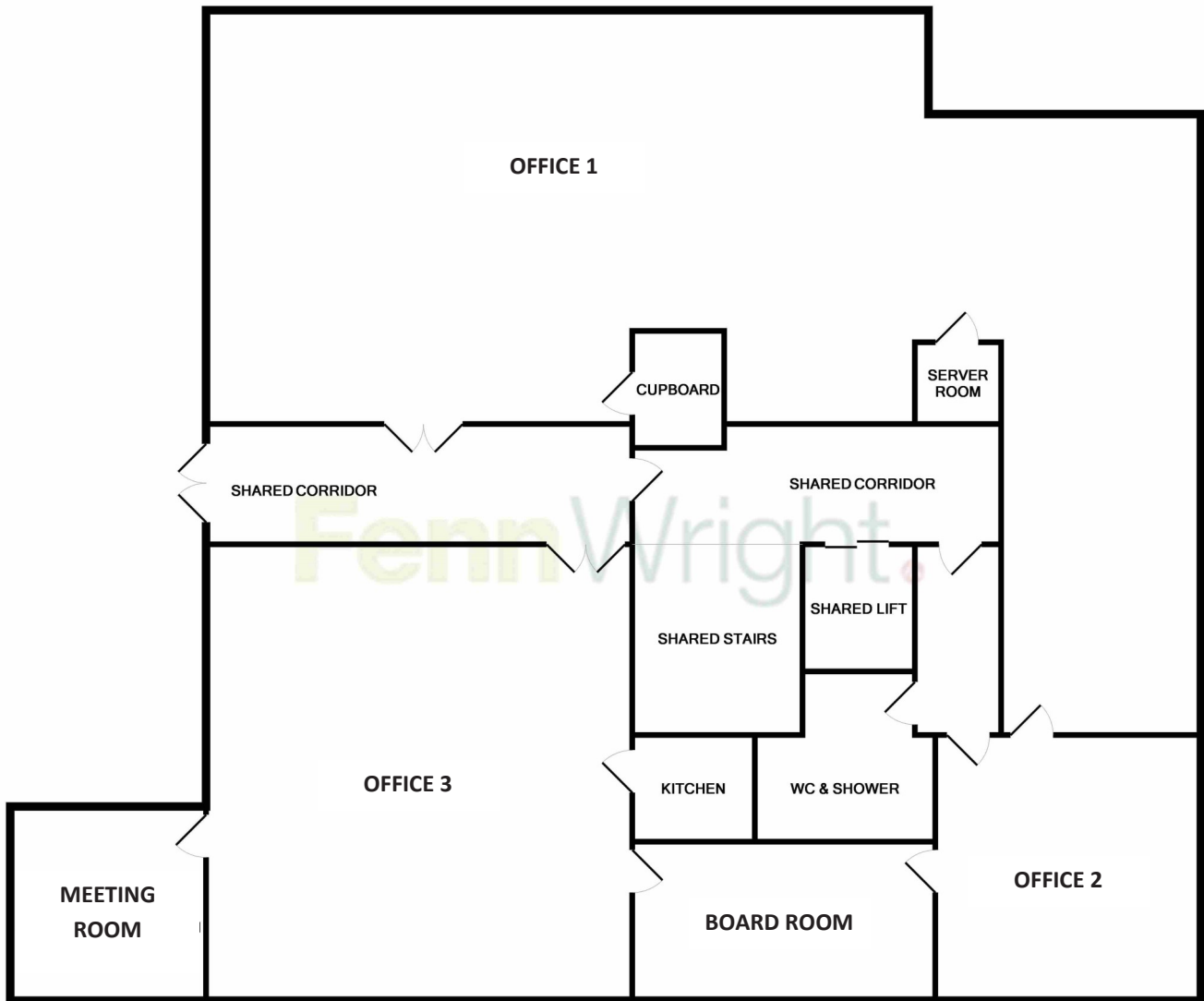
The premises are available on a new lease at a rent of £15 per sq. ft. inclusive of service charge, but exclusive of business rates and electricity.

## Service Charge

The service charge is included within the rent and items include cleaning and maintenance of common areas, CCTV security system, reception facilities, building insurance, water and management of the centre.

## Legal Costs

Each party to be responsible for their own legal costs.



Indicative Plan—Not to scale

**Particulars**

Property details prepared in November 2019.

**Viewing**

Strictly by prior appointment with the sole agents:

**Energy Performance Certificate.**

**Fenn Wright**

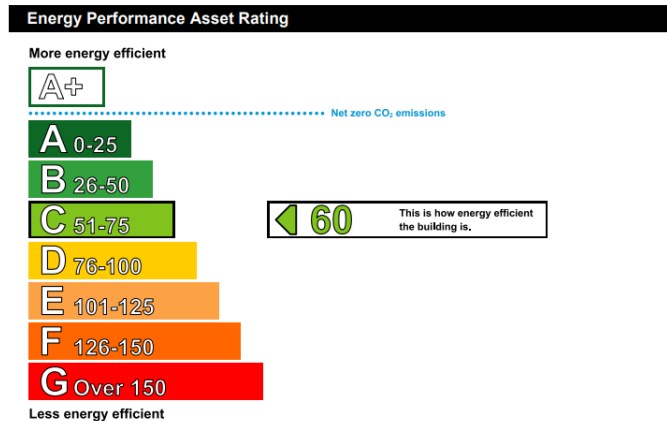
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

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Contact **Hamish Stone**

[hws@fennwright.co.uk](mailto:hws@fennwright.co.uk)





For further information

**01473 232 701**

**fennwright.co.uk**

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