

First & Second Floor, 46-48 Westgate Street, Ipswich, IP1 3ED



## To Let

- Modern office accommodation with ground floor access
- Well located within Ipswich town centre
- First & second floor accommodation
- 248.39 sq m (2,674 sq ft)
- Rent £19,250 per annum plus VAT

Attractive Self-Contained First and Second Floor Office Suite

# Details

## Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a retail catchment of about 320,000. The town is situated approximately 70 miles north east of central London, 43 miles south of Norwich and 80 miles north east of Colchester.

The premises are situated to the western end of the town centre close to the prime retail pitch.

## Description

The premises comprise a self-contained office suite arranged over first and second floor which are accessed via a ground floor entrance directly off Westgate Street. The current configuration provides a number of individual offices, meeting rooms and kitchen facilities. There are WC facilities located on both floors.

The specification includes a six person lift, suspended ceiling with recessed lighting, carpet floor covering and gas fired heating.

## Accommodation

According to our measurements, the premises has the following approximate net internal floor areas:

First floor:

Office 1	31.33 sq m	( 337 sq ft)
Office 2	28.79 sq m	( 310 sq ft)
Office 3	8.67 sq m	( 93 sq ft)
Office 4	12.59 sq m	( 136 sq ft)
Reception	21.12 sq m	( 227 sq ft)
Kitchen	23.08 sq m	( 248 sq ft)
WC Facilities	-	-

Second Floor:

Office 5	11.79 sq m	( 127 sq ft)
Office 6	11.68 sq m	( 126 sq ft)
Office 7	19.86 sq m	( 214 sq ft)
Office 8	21.20 sq m	( 228 sq ft)
Office 9	12.20 sq m	( 131 sq ft)
Office 10	13.01 sq m	( 140 sq ft)
Reception	33.07 sq m	( 356 sq ft)
WC Facilities	-	-

Net Internal Floor Area	<u>248.39 sq m</u>	<u>( 2,674 sq ft)</u>
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## Business Rates

The premises are assessed as follows:

Rateable Value:	£13,052
Rates Payable (2018/19):	£6,264.96 per annum

The rates are based on a UBR for the current year of 0.48 pence in the pound. All interested parties should make their own enquiries with the local rating authority to verify their rates liability.

## Planning

We understand that the premises have planning permission for B1 (Office) use. All interested parties should make their own enquiries with the local planning authority regarding their intended use.

## Local Authority

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

Telephone: 01473 432000

## Services

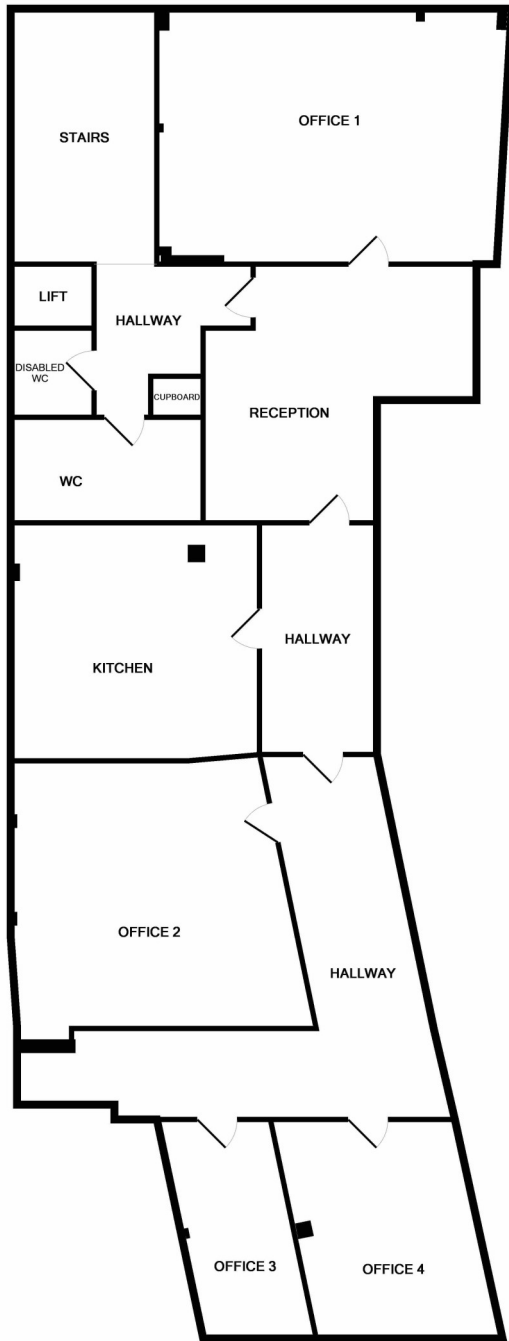
We understand that the premises are connected to mains electricity, gas, water and drainage.

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

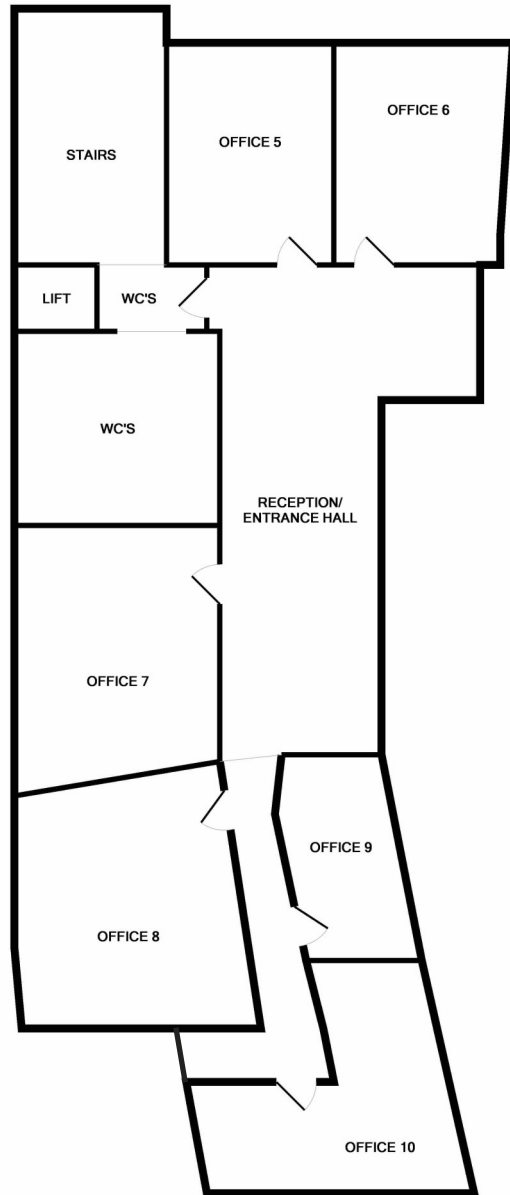
## Terms

The premises are available on a new full repairing and insuring business lease at a rent of £19,250 per annum exclusive. Consideration will be given to leasing an individual floor.

The rent is subject to VAT.



1ST FLOOR



2ND FLOOR

INDICITIVE FLOOR PLAN—FOR IDENTIFICATION PURPOSES ONLY

**Particulars**

Prepared in September 2018.

**Energy Performance Certificate**

**Energy Performance Asset Rating**

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **65** This is how energy efficient the building is.

**Viewing**

Strictly by prior appointment with the sole agents:

**Fenn Wright**

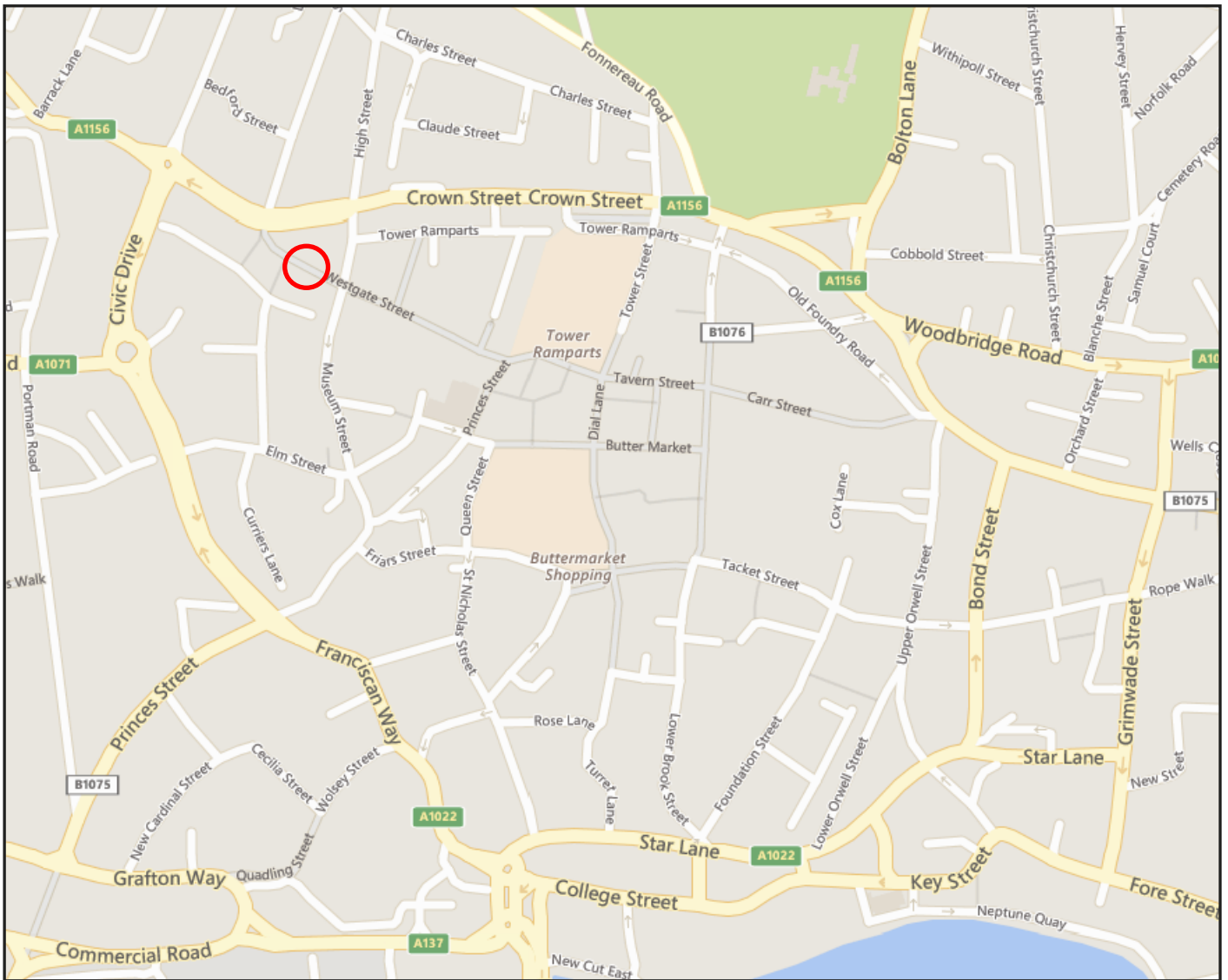
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

**fennwright.co.uk**

Contact Hamish Stone

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



For further information

**01473 232 701**

[fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

