

TO LET

Prominent Town Centre Office Premises

3,490 SqFt (324.22 SqM)

5 - 7 St Peters Street, Ipswich, Suffolk, IP1 1XF



- On-site parking for eight vehicles
- Gas central heating
- Fully carpeted

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies on the River Orwell approx. 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.

DESCRIPTION

The available accommodation comprises a three storey town centre office building that provides 4 offices on the ground floor, along with a kitchen and separate male and female WC facilities. The first floor is split into 5 offices and there is a single WC on this level. The loft area is open plan, which has a head height of 6 ft 1 ins (1.86 m). There is on-site secure parking for eight vehicles. The premises offer gas central heating throughout, are fully carpeted and have fluorescent strip lighting in each office.

ACCOMMODATION

| | | |
|--------------|-------------------|---------------------|
| Ground floor | 1,320 SqFt | (122.63 SqM) |
| First floor | 1,379 SqFt | (128.11 SqM) |
| Loft area | 733 SqFt | (68.1 SqM) |
| Kitchen area | 58 SqFt | (5.39 SqM) |
| Total | 3,490 SqFt | (324.22 SqM) |

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The accommodation is available to let upon a new lease. Further details upon application.

RENT

Rent on application.

EPC

The property has an EPC rating of D-81.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Ipswich Borough Council.

LEGAL FEES

Each party to bear their own legal costs incurred.

CUSTOMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents

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