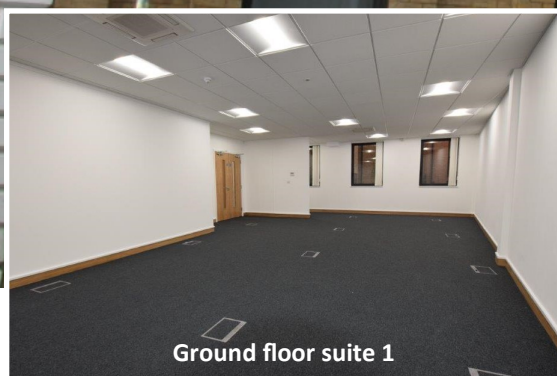


12 Museum Street, Ipswich, IP1 1HT



Ground floor suite 1

Town  
centre office  
suites  
available

## To Let

- Located in the central business district
- Open plan air-conditioned office suites
- Suites from 720 - 1,758 sq ft (67 - 164 sq m)
- Secure onsite car parking available
- Other occupiers include Arthur J Gallagher and Sedgwick International UK (Cunningham Lindsey)

# Details

## Location

Ipswich is the county town of Suffolk and major commercial centre of East Anglia. The A12 and A14 trunk routes provide excellent road communications with London, Cambridge, the Midlands and the national motorway network. The M25 and Stansted Airport are both within an hour's drive.

The approximate train journey from Ipswich to London (Liverpool Street) is 1 hour and 10 minutes.

The property is located in the central business district on the west side of Museum Street; the town's prime shopping area being immediately to the north.

## Description

The property comprises a modern purpose-built office building arranged upon ground and two upper floors providing open plan office accommodation. A side entrance leads onto a small landscaped courtyard with gated access to the secure, covered car park approached via a service road off Black Horse Lane.

The specification includes:

- raised floors
- air conditioning
- suspended ceilings and recessed lighting
- Male, female and disabled WCs
- Shower facilities
- 8 person lift

## Refurbishment

The entrance, common areas and ground floor front suite (Suite 1) have recently been refurbished to a high specification.

The ground floor rear suite (Suite 2), formerly used as a computer room, can be converted and refurbished to a tenants requirements, subject to terms.

The second floor suite (Suite 3) can be refurbished to a tenants requirements, subject to terms.

## Accommodation

The available suites provide the following approximate floor areas:

Ground floor suite 1	66.88 sq m	( 720 sq ft)
Ground floor suite 2	80.01 sq m	( 861 sq ft)
Second floor suite 3	<u>163.35 sq m</u>	<u>(1,758 sq ft)</u>
	310.24 sq m	(3,339 sq ft)

## Business Rates

The individual suites are yet to be separately assessed.

## Local Authority

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

Tel: 01473 432000

## Terms

The premises are available upon new effective full repairing and insuring business leases on terms to be agreed. The rents are as follows:

Suite 1 - £9,500 per annum exclusive

Suite 2 and 3 - TBC

The rent is subject to VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.



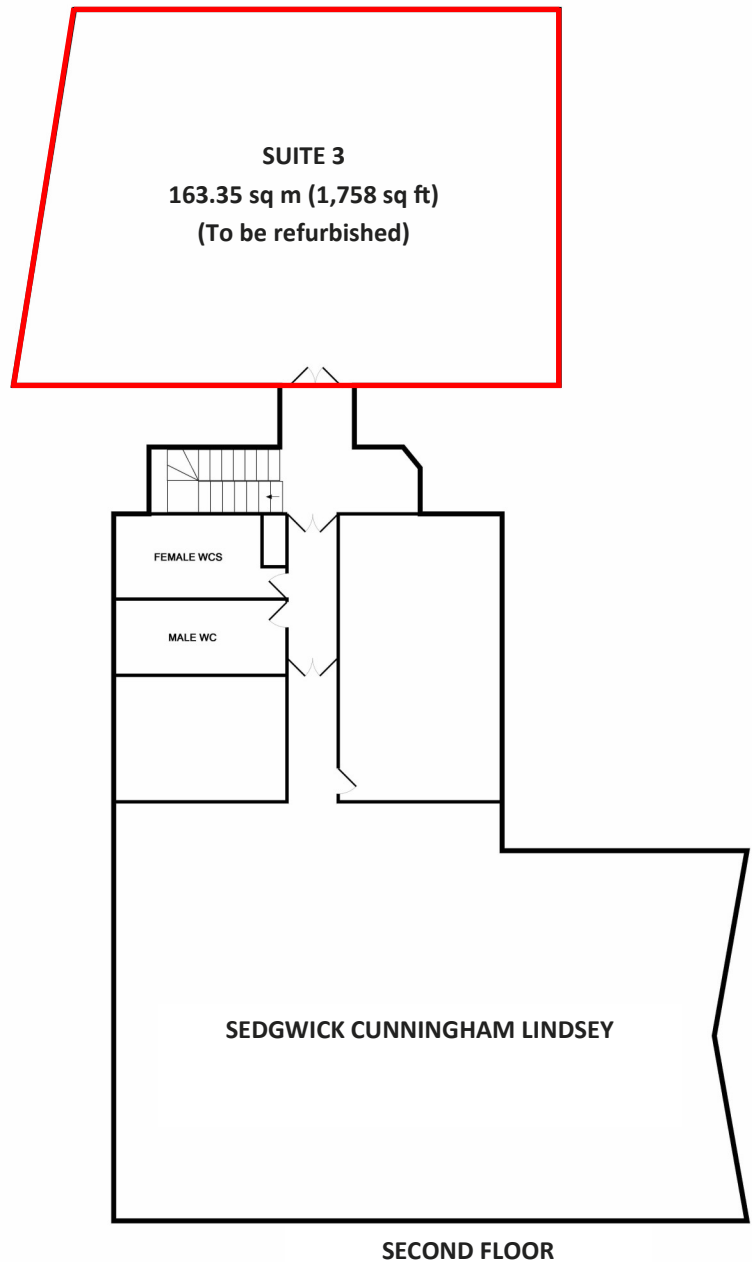
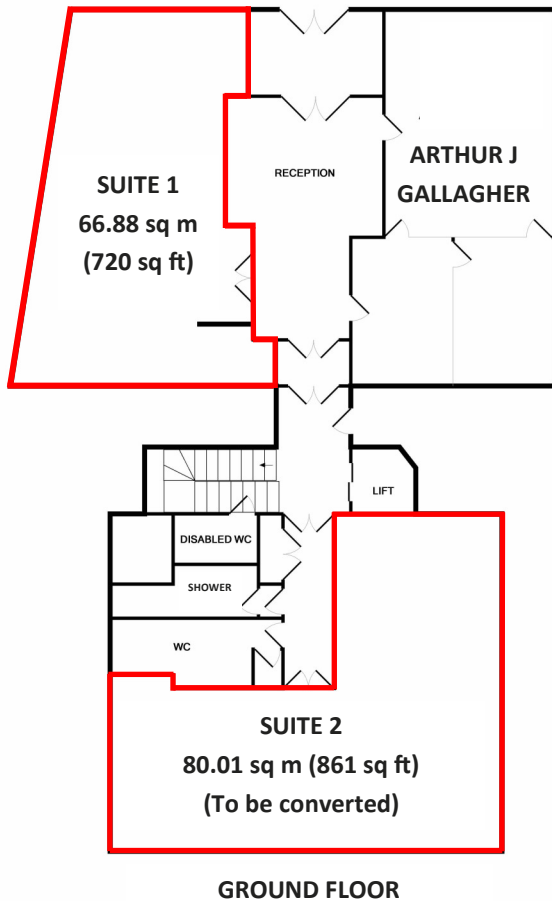
Rear Courtyard



Ground Floor — Entrance



Second Floor—Suite



### Indicative floor plans—not to scale

#### Particulars

Prepared in February 2019.

#### EPC

##### Energy Performance Asset Rating

More energy efficient



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

**50**

This is how energy efficient  
the building is.

#### Viewing

Strictly by prior appointment with the joint 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)

**FennWright.**

#### Scotts Property

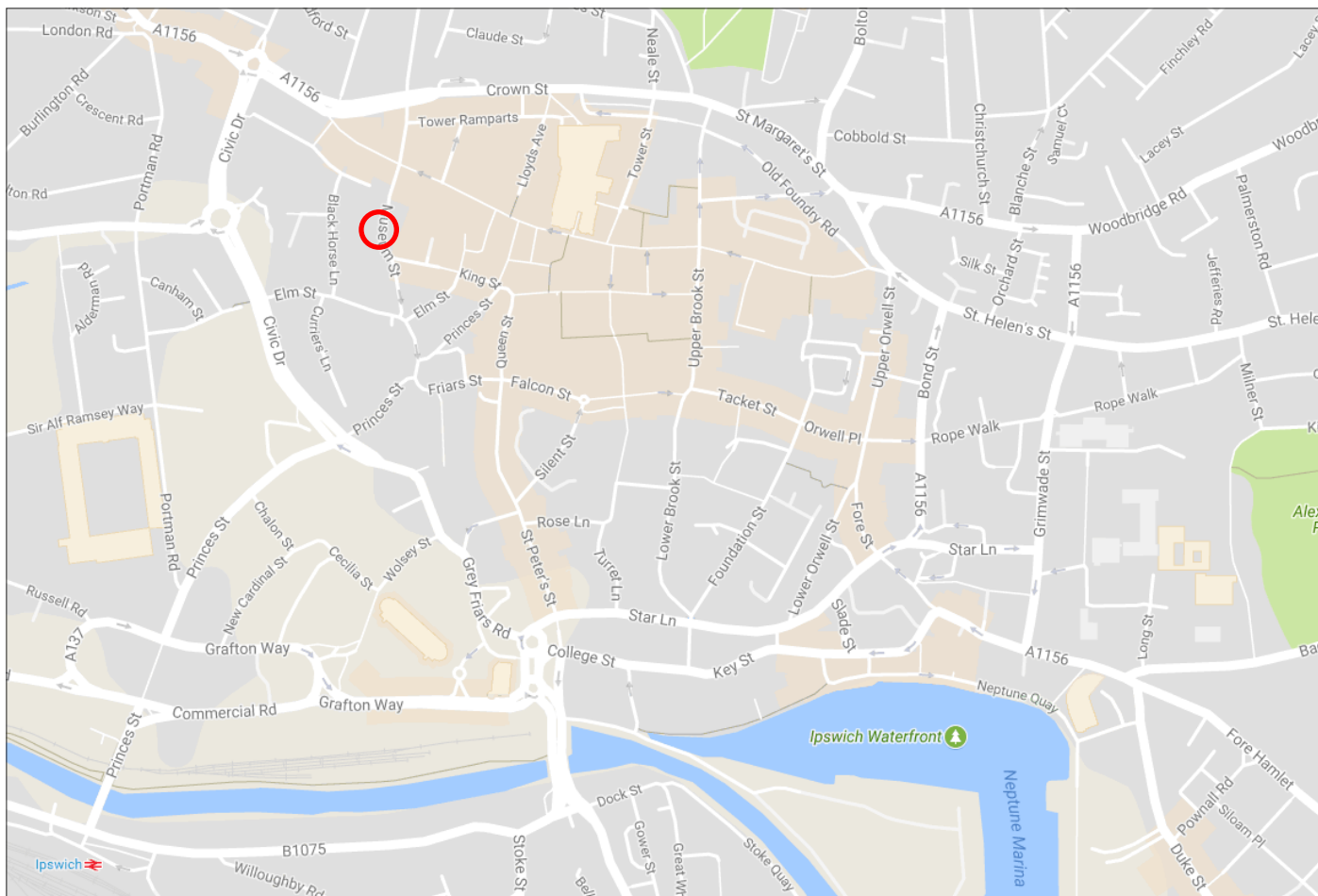
Contact: Chris Mason

Email: [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk)

T: 01482 325634

**Scotts**





For further information

**01473 232 701**

**fennwright.co.uk**

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