

FRANCISCAN HOUSE
51 PRINCES STREET, IPSWICH, IP1 1UR

TO LET
NEWLY REFURBISHED TOWN CENTRE
GRADE A OFFICE SPACE



1st & 2nd FLOORS
AVAILABLE FROM APRIL / MAY 2020

SUITE SIZES OF APPROX. 3,500 – 14,500 SQ FT

LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

Franciscan House is a major landmark building occupying a prime location in the heart of Ipswich's central business district a short walk from the railway station, town centre shopping and leisure facilities, and the regenerated Waterfront area where the university is located. The building overlooks the junction of two key town centre streets – Princes Street and Civic Drive – which has recently undergone a major streetscaping upgrade, including widened pavements and extensive planting.

DESCRIPTION

Franciscan House is one of Ipswich's premier office buildings providing four floors of open plan office accommodation with air conditioning, full access raised floors, two lifts, on-site parking and male & female WC's on each floor. The building is currently undergoing a CAT A refurbishment and the 1st & 2nd floors will be available to let to a single occupier (approx. 4,500 sq ft) or as individual suites from approx. 3,500 sq ft. Each floor provides approx. 7,250 sq ft.

TERMS

The refurbished / upgraded accommodation will be available for Tenant's fit out from April/May 2020 on full repairing lease terms to be agreed (minimum 5 year term).

RENT

On application

RATES

TBC

S/C

TBC

ENERGY PERFORMANCE CERTIFICATE

Rating to be reassessed as a result of the proposed works.

VIEWING

Strictly by appointment only with the joint sole agents:

George Woodward
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