

## **SELF CONTAINED THREE STOREY TOWN CENTRE OFFICE BUILDING TO LET**

**APPROX 221.79 SQ M (2,387 SQ FT)  
WITH 3 CAR PARKING SPACES**

**LANDLORD'S INCENTIVE 50% RENT IN YEAR 1**



**43 Lower Brook Street, Ipswich IP4 1AQ**

- Modern part open plan accommodation
- Prime town centre location close to thriving Waterfront area
- To let on new lease £7,500 per annum in Year 1



## 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 approximately 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. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## Situation

The property is situated in Lower Brook Street, which is one of the main professional districts of the town, with various occupiers including accountants, solicitors and Customs & Excise. Access to the building is via Merchants Court which is situated just off Lower Brook Street/Foundation Street.

## Description

The property comprises a modern self contained three storey office building of traditional brick construction under a pitched tiled roof. The office accommodation is partly open plan with kitchen and WC's on the ground floor. There are 3 car parking spaces onsite.

**Accommodation** All dimensions and areas approximate:

<b>Ground Floor</b>		
Office Area	46.2 sq m	497 sq ft
Small Store	16.0 sq m	172 sq ft
Kitchen & WC's		
<b>Total Ground Floor</b>	<b>62.2 sq m</b>	<b>669 sq ft</b>
<b>First Floor</b>		
<b>5 Offices Totalling</b>	<b>69.99 sq m</b>	<b>753 sq ft</b>
<b>Second Floor</b>		
Open Plan Office	75.66 sq m	814 sq ft
Small Store	13.94 sq m	150 sq ft
<b>Total Second Floor</b>	<b>89.6 sq m</b>	<b>964 sq ft</b>
<b>Total Floor Area (NI)</b>	<b>221.79 sq m</b>	<b>2,387 sq ft</b>

## Planning

The property currently has B1 office consent, however we would recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

## Business Rates

Rateable Value 2017	Rates Payable
£15,250	£7,320

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

## Terms

The property is available to let on new full repairing and insuring lease terms, for a term of years to be agreed, **at a reduced rental of £7,500 per annum for the first year of the term.**

## Legal Costs

Each party to bear their own legal costs.

## Energy Performance Certificate

A full copy of the EPC is available upon request, reference 9395-3005-0331-0100-8001, rating C62.

## Vat

VAT is payable on the annual rental under the Finance Act 1989.

## Viewing

To view or for further information, please contact:

Vanessa Penn/Paul Keen at Penn Commercial,  
Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk IP2 8NJ  
Tel: 01473 211933. Fax: 01473 682266.  
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[paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk)

## Subject to Contract



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