

TO LET TOWN CENTRE OFFICE SUITE

Approx. 66 SQ M (707 SQ FT)



19A-21 Great Colman Street, Ipswich, Suffolk IP4 2AN

- Town centre location
- Available from June 2018
- To let on new lease £8,500 per annum exclusive
- Double fronted ground floor unit with office upstairs

01473 211933
www.penncommercial.co.uk



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, 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 and the A14, providing important links from the Port of Felixstowe to the East Midlands.

Situation

The office suite is situated in a prominent position on Great Colman Street. All the town's main amenities are within easy walking distance. Recently decorated and carpeted throughout.

Description

The property comprises a double fronted, open plan, ground floor office space with good lighting, carpets and decoration throughout, benefiting from air conditioning and ground floor W/C's. Second smaller office on the first floor with attached kitchen.

Accommodation (all dimensions approximate)

Ground Floor	44.9 sq m	483 sq ft
First Floor	21.1 sq m	224 sq ft

Total Area Approx 66 sq m 707 sq ft

Services

We understand that mains electricity and water are connected to the property. **NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.**

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Terms & Tenure

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed at a rental of £8,500 per annum exclusive.

Business Rates

Rateable Value 2017	Estimated Rates Payable
£6,900	£3,215.40

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

Planning

We understand that the property has consent for A2 financial and professional services. We recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Energy Performance Certificate

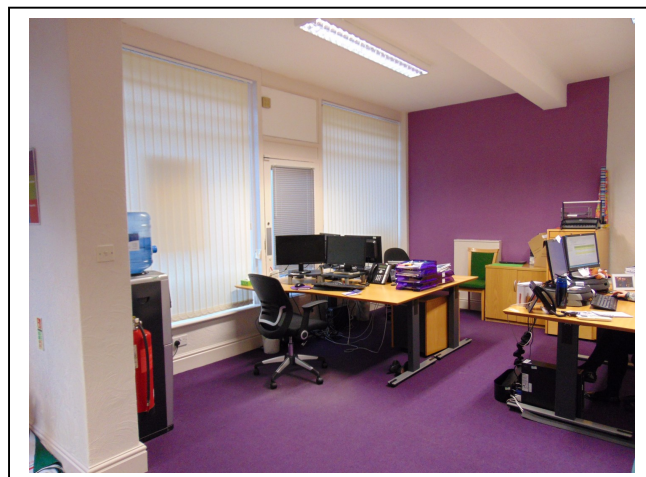
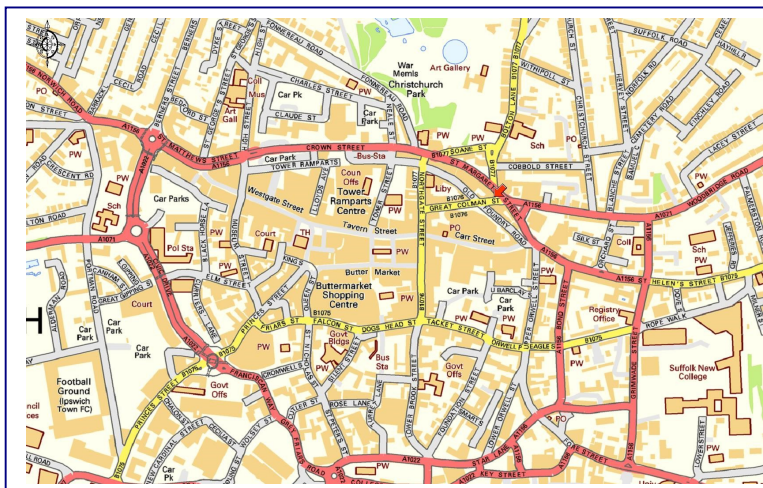
A full copy of the EPC is available upon request, reference number 9790-3943-0313-6000-4090, rating E105.

Viewing

To view or for further information, please contact the sole agents:

Robin Cousins at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ.
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Subject to Contract



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