

**TO LET REFURBISHED OPEN PLAN OFFICES
IN IPSWICH'S PRIME COMMERCIAL CORE
APPROX. 139.35 SQ M (1,500 SQ FT)
WITH ONSITE CAR PARKING**



**Fourth Floor (Part), 2 Friars Bridge Road, Ipswich
IP1 1RR**

- Predominantly open plan accommodation
- Fitted to a good specification with raised floors, suspended ceilings, Cat II recessed lighting, central heating and comfort cooling
- Two 8-person passenger lifts
- Easy access to town centre and railway station
- Onsite covered, gated car parking spaces
- To let on new FRI lease at a rent of £12.50 psf.
- Available for immediate occupation



Location

Ipswich is one of East Anglia's most important commercial centres with a catchment population of around 350,000. There are excellent road links to the M25, Midlands and London via the A12 and A14.

Situation

The property is prominently located on the corner of Princes Street and Friars Bridge Road, just a short walk from both the town's principle shopping area and railway station. London Liverpool Street is just over an hour away by train.

Nearby occupiers include Archant Plc, AXA, Willis Plc and the new Birketts LLP head quarters office building is being constructed just opposite the building.

Description

The property has been completely refurbished to include new carpets, new suspended ceiling with Category II recessed lighting, central heating and comfort cooling, raised floors and new WC and kitchen facilities. There will be a serviced reception for the occupiers of the fourth floor and other communal shared facilities such as training room, meeting rooms etc.

The fourth-floor benefits from two 8-person passenger lifts.

There will be car parking spaces at ground floor level. There is also a large Council owned surface car park immediately adjacent to the property, where season tickets are available.

Accommodation

All dimensions and areas approximate:

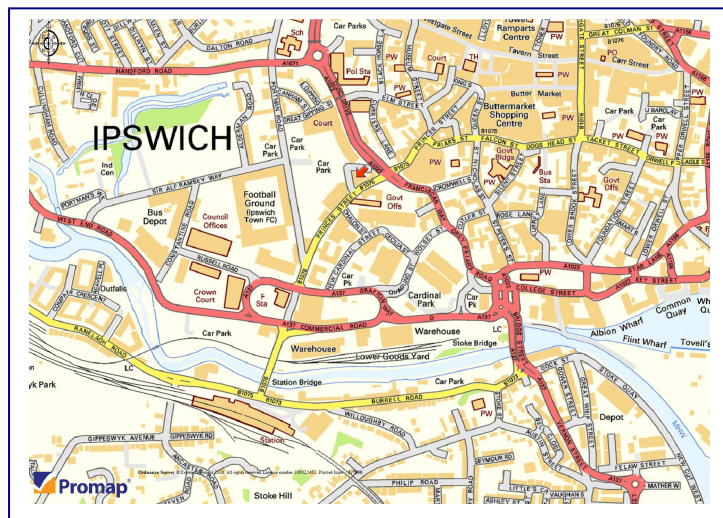
Fourth Floor Office	139.35 sq m	1,500 sq ft
Total Floor Area	139.35 sq m	1,500 sq ft

Services

We understand that mains electricity and water are connected to the property.

Legal Costs

Each party to bear their own legal costs.



Planning

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

Business Rates

Rateable Value
To be assessed

Rates Payable
To be assessed

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

Service Charge

There will be a service charge levied on the premises, on a straight cost basis, costs to be confirmed.

Terms & Tenure

The premises are available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £12.50 per square foot, per annum exclusive.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 0150-0938-3140-7120-9096, rating D76.

Vat

VAT is payable under the Finance Act 1989.

Viewing

Strictly by prior appointment. To view or for further information, please contact:

Robin Cousins at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ
Tel: 01473 211933. Fax: 01473 682266.
Email: info@penncommercial.co.uk

Subject to Contract



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