

TO LET
TOWN CENTRE FIRST FLOOR OFFICE SUITE

Approx. 66.5 SQ M (716.9 SQ FT)



2 Angel Lane, Ipswich, IP4 1JX

- Town centre location close to the waterfront
- Recently refurbished
- To let on new lease £8,500 per annum exclusive
- First floor offices with private access
- 1 car parking space



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

First floor office suite situated in a prominent position on Angel Lane, which is accessed through Fore Street, close to the town centre and Ipswich's premier waterfront area.

Description

The property comprises a first-floor office with access from Angel Lane and rear access through Fore Street, next to the post office. The offices have recently been redecorated and provide good natural lighting, the carpets are due to be replaced. The offices benefit from a unisex W/C, kitchenette, floor box networking and services, storage heaters and one car parking space.

Accommodation (all dimensions approximate)

| | | |
|--------------|-----------|-------------|
| Front Office | 21.5 sq m | 232.5 sq ft |
| Rear Office | 42 sq m | 452 sq ft |

Total Area Approx 66.5 sq m 716.9 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 internal repairing and insuring lease for a term of years to be agreed at a rental of £8,500 per annum exclusive.

Business Rates

We understand the premises to be exempt from business rates due to the listed status of the building.

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

We understand the premises to be exempt from requiring an energy performance certificate due to the listed status of the building.

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

