



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

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

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 Approx66.5 sq m716.9 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 lpswich 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

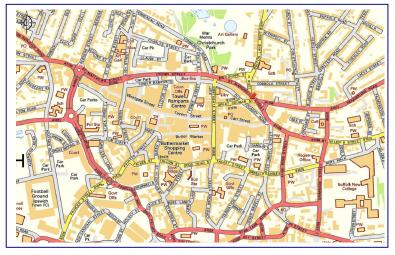
We understand the premises to be exempt from requiring an energy performance certificate due to the listed status of the building.

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. Tel : 01473 211933. Fax : 01473 682266 Email : robin@penncommercial.co.uk

Subject to Contract





Penn Commercial as agents for vendors/lessors of this property gives notices that: 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2. All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations Of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the, correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment are made using on varranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely or this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8. The information contained in these particulars is of a general nature and may not be applicable to your own specific incrumstances. If you are in any doubt,