

**TO LET THREE-STOREY OFFICES
WITH CAR PARKING
RENT REDUCTION FOR THE FIRST 18 MONTHS**

APPROX 364.64 SQ M (3,924 SQ FT)



Knapton Court, Turret Lane, Ipswich, IP4 1DL

- Located within the Saints Quarter of the town centre
- Close to the vibrant Waterfront area and the University of Suffolk
- 6 car parking spaces
- To let £21,375 per annum exclusive for the first 18 months



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 premises are situated within the Saints Quarter of Ipswich Town Centre off Turret Lane and Lower Brook Street. The historic Waterfront which is renowned for its retail, leisure and residential facilities is just a short walk away.

Description

The property is of brick construction which comprises a three-storey office building. The ground floor contains an entrance hall/reception, offices including a board room and a server room to the rear. Further office accommodation is available on the first and second floors. There are male, female and disabled WCs on the ground and first floor with a kitchen provided on the second floor. Six car parking spaces are assigned in the courtyard.

Accommodation

The premises comprise the following; (all areas are approximate only and subject to survey)

Ground Floor	119.52 sq m	1,286 sq ft
First Floor	123.84 sq m	1,333 sq ft
Second Floor	121.28 sq m	1,305 sq ft
Total Area	364.64 sq m	3,924 sq ft

Planning

We understand the property has consent for B1 office use. However, we would recommend that all interested parties make their own enquiries with Ipswich Borough Council on 01473 432000.

Business Rates

Rateable Value 2017
£34,250

Rates Payable
£17,022

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

Services

We understand that mains electricity and water are available. We recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

Terms & Tenure

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed, at **a reduced rental of £21,375 per annum exclusive for the first 18 months of the term.**

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 9517-3098-0848-0300-7895, rating E105.

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.

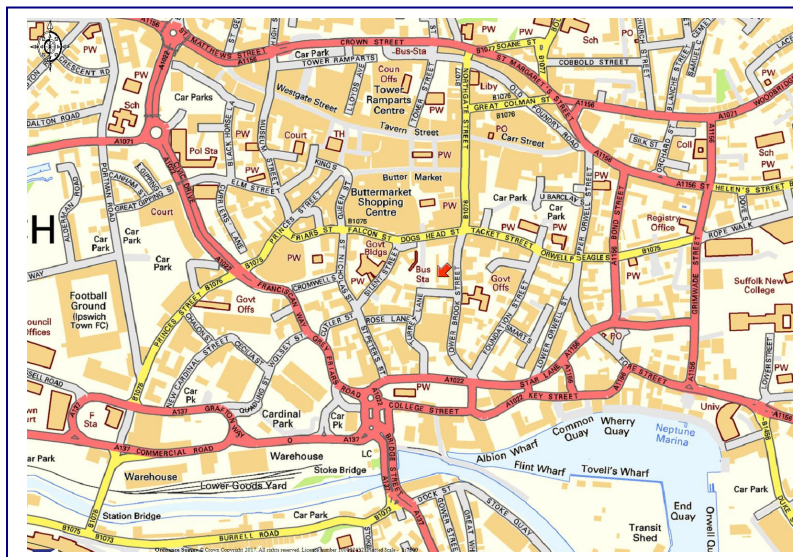
Legal Costs

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

Viewing

To view or for further information, please contact: 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
Email: paul@penncommercial.co.uk

Subject to Contract



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