

**TOWN CENTRE OFFICES TO LET
121.21 SQ M (1,304 SQ FT)**

POTENTIAL FOR MEZZANINE FLOOR



1 Neptune Marina, Duke Street, Ipswich, IP3 0AQ

- Walking distance from town centre
- High profile roadside location adjacent to Ipswich Waterfront and the University of Suffolk
- Available for immediate occupation
- To let on a new lease £17,000 p.a.x.
- Car parking available in the boatyard by separate negotiation
- Fully glazed, double height offices



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.

Ipswich waterfront has matured in the last few years and includes a large number of completed residential schemes, restaurants, bars, offices and a 24 hour gym.

Situation

The premises are prominently located on one of the main routes in to Ipswich, to the east of the town. The premises are within short walking distance of the main town centre sitting on the junction of Coprolite Street and Duke Street, metres away from the Waterfront and the University of Suffolk. Nearby occupiers include retailers, restaurants, convenience stores, a hotel and offices.

The Neptune Marina building is a mixed use development with over 100 high quality, high specification apartments and a number of commercial units on the ground floor.

Description

The property comprises ground floor offices, with double-height glazed frontage. The space is split in to two rooms, one of which includes W/C and kitchenette. There are networking points, fitted carpet and electric heating throughout. Boatyard parking is available by separate negotiation, otherwise there are a number of pay and display car parks in the area and on road parking a short walk away.

The unit also benefits from a fire alarm linked to the main building. Servicing of the alarm is the landlords responsibility and forms part of the Service Charge arrangements.

Accommodation

All dimensions and areas approximate:		
Office one	50.21 sq m	540 sq ft
Office two	71 sq m	764 sq ft
Total	121.21 sq m	1,304 sq ft

Services

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

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	Estimated Rates Payable
£14,250	£6,840

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

Terms

To let on a new lease, for a term of years to be agreed, at a commencing rental of £17,000 per annum exclusive.

Energy Performance Certificate

A full copy of the EPC is available on request, under the reference number of 0950-0138-7019-9600-2096, rating D89.

Vat

Is applicable on the rent. 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 their own legal costs.

Viewing

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

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Subject to Contract



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