

**TO LET
MODERN OFFICE BUILDING
IN IPSWICH TOWN CENTRE**

APPROX 226.3 SQ M (2,436 SQ FT)



Chestnut Court, 18 Wingfield Street, Ipswich IP4 1AR

- Prime town centre location close to thriving Waterfront area
- Lower ground & 2 upper floors
- Ready for immediate occupation
- 7 on site car parking spaces
- To let on new lease, £20,000 per annum exclusive



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 property is situated in the "Saints Quarter" on Wingfield Street off Lower Brook Street, which is one of the main professional districts of the town, with various occupiers including accountants, solicitors and Customs & Excise, and close to town centre shops and the attractive Waterfront development area.

Description

The property is approached on foot via both Lower Brook Street and Tacket Street with excellent car parking facilities nearby. Vehicular access is via a private gated entrance from Wingfield Street.

The offices are arranged upon lower ground, ground and first floor levels with additional secure storage at lower ground level and are currently arranged to provide a number of individual offices, with scope to provide open plan accommodation.

Accommodation All dimensions and areas approximate:

| | | |
|---------------------------------|-------------------|--------------------|
| Lower Ground Floor | | |
| Conference room | 35.1 sq m | 378 sq ft |
| Storage & server | 34.6 sq m | 372 sq ft |
| Ground Floor | | |
| 4 Offices | 69.6 sq m | 749 sq ft |
| Kitchen / Staff + female W/C | 4.3 sq m | 46 sq ft |
| First Floor | | |
| 6 Offices + male W/C | 82.7 sq m | 890 sq ft |
| Total Floor Area (NI) | 226.3 sq m | 2,436 sq ft |

Planning

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

Business Rates

Rateable Value 2017

£17,250

Rates Payable

£8,038.50

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

Terms

The property is available to let for a term of years to be agreed, at a rental of £20,000 per annum exclusive, on an effectively new full repairing and insuring lease, in conjunction with the adjoining office at 9 Lower Brook Street as the Landlord retains responsibility for external repairs and recharges the tenant.

Service Charge

There is a service charge payable of 41% of Landlord's costs in providing external repairs and 45% of Landlord's costs in maintaining boiler room plant.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 0090-9831-9430-8900-2803, rating C68.

Vat

VAT is payable on the annual rental under the Finance Act 1989.

Viewing

To view or for further information, please contact:

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Subject to Contract



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