



# connexions<sup>159</sup>

Princes Street, Ipswich IP1 1QJ

READY FOR OCCUPATION

## TO LET: Town centre location

- 2 minutes walk from Ipswich Train Station • 5 minutes walk to Town Centre • 60+ car parking spaces • Grade A office space of 44,646 sq ft
- Suites from from 8,540 sq ft to 44,646 sq ft

See what's on offer [www.connexions159.co.uk](http://www.connexions159.co.uk)



# THE **PREMIER** BUSINESS LOCATION IN IPSWICH

Princes Street, Ipswich IP1 1QJ

- AVAILABLE AS A WHOLE OR ON FLOOR BY FLOOR BASIS
- FLEXIBLE INTERNAL CONFIGURATION
- TAILORED TO OCCUPIERS' REQUIREMENTS
- THE BUILDING BENEFITS FROM ENTERPRISE ZONE STATUS ENTITLING THE OCCUPIERS TO SUBSTANTIAL BUILDING RATES REBATES FOR FIRST 5 YEARS OF OCCUPATION. PLEASE ASK FOR DETAILS

- Open plan office areas
- Energy efficient building finished to BREEAM 'Very Good' standard
- Superfast Broadband
- EPC "A" rated
- Roof terrace to top floor
- LED lighting
- Balconies on each floor
- VRV comfort cooling air conditioning
- Raised floors
- Two lifts

1. **connexions**
2. **ARQANT** (EADT)
3. **Suffolk County Council**
4. **Suffolk County Council**
5. **University of Suffolk**
6. **60 minutes from London**
7. **University of Suffolk**
8. **University of Suffolk**
9. **University of Suffolk**
10. **University of Suffolk**
11. **University of Suffolk**
12. **University of Suffolk**
13. **University of Suffolk**



Terms: Building available by way of new lease(s), length to be agreed.  
For further information contact joint sole agents



Contact:

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IMPORTANT NOTICE

Penn Commercial gives notice that:

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