

FIRST FLOOR OFFICE SUITE TO LET

APPROX 111.75 SQ M (1,203 SQ FT)



**First Floor, 12 Northgate Street, Ipswich,
Suffolk, IP1 3DB**

- Prominent town centre location
- On busy arterial route
- To let on a new lease £6,000 p.a.x.
- Available immediately



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

The premises are situated on Northgate Street in the town centre, close to the County Library and the main shopping thoroughfares of Tavern Street and Westgate Street. All the town's main amenities are within easy walking distance.

Description

The property comprises grade II listed first floor offices off a communal staircase with access from Northgate Street. There are five offices, three of which are accessed through a private hallway/reception area. There are private WC's and a shared kitchen. The offices benefit from gas fired central heating, LED lighting and fitted carpets throughout.

Accommodation (all dimensions approximate)

First Floor Offices	111.75 sq m	1203 sq ft
Total Area	111.75 sq m	1203 sq ft

Services

We understand that mains electricity, water and gas fired central heating are connected to the property.

Legal Costs

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

Business Rates

Rateable Value 2017
£6,500

Estimated Rates Payable
£3,029

Please note that the first and second floor will need to be separately assessed, as it is currently all one assessment for the whole property at present. We recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

Planning

We understand that the property has consent for B1 office use. We recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

Terms & Tenure

The premises are available to let at a rental of £6,000 per annum exclusive on flexible lease terms.

Vat

To be advised.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference number 0290-4936-0312-1082-8050, rating D84.

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.
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Subject to Contract

