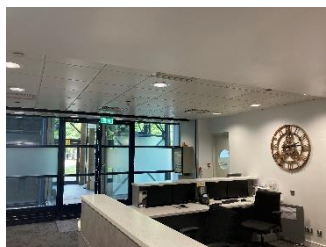


Greyfriars Building

19 Franciscan Way, Ipswich, IP1 1TR



Key Highlights

- High Quality Ground Floor Suite
- Approx. 11,975 ft² (1,112.50 m²)
- Convenient for Railway Station & Town Centre
- 10 On-site Secure Car Parking Spaces
- Recently Refurbished
- 24 Hour Security

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Location

The property comprises a well-known, landmark building with offices at ground and first floor with various covered parking decks above. The building sits prominently at the junction of Princes Street and Franciscan Way; convenient for both Ipswich Rail Station and the Town Centre. Princes Street is the town's principle professional district with leading companies represented nearby including Birketts, Axa and Willis Towers Watson.

Description

The property comprises a recently refurbished open plan office suite benefitting from LED lighting, raised flooring with data boxes throughout, a suspended ceiling, and a modern kitchen and breakout area.

The building benefits from 24-hour manned security. The suite has access to 10 parking spaces within the secure parking decks on the upper floors.

Accommodation

On a Net Internal Area basis the property provides the following approximate floor areas:

Description	ft ²	m ²
Ground Floor	11,975	1,112.50

Services

Mains water, electricity and drainage are believed to be available to the property. Interested parties are advised to make their own enquiries to the relevant service providers.

Business Rates

From investigations into the Valuation Office Agency website (www.gov.uk/find-business-rates) we note the property is assessed as the entire ground floor space. Therefore, this suite will need to be reassessed once occupied.

Planning

The property has consent for offices under the use class of E(g)(i) under the Town and Country Planning (Use Classes) Order 1987, as amended.

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use by contacting the Local Planning Authority, Ipswich Borough Council.

EPC

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Important

The services, fixtures, fittings, appliances, and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

VAT

The property has been opted for tax and as such VAT will be applicable on the rent.

Service Charge

A service charge is levied by way of a tenant's contribution to the external maintenance of the fabric, common parts, external landscaping, security and upkeep of the car park etc. For the Budget Year 202/2024, the Service Charge is Estimated at £9.97 psf.

Rent

The property is available by way of a new Full Repairing and Insurance lease for a term to be negotiated at a rent of £16.00 psf exclusive of rates and service charge.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with Sole Agent Savills:

Phil Dennis
Tel: 01473 234820
Mob: 07799 221113
Email: pdennis@savills.com



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28th February 2024

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