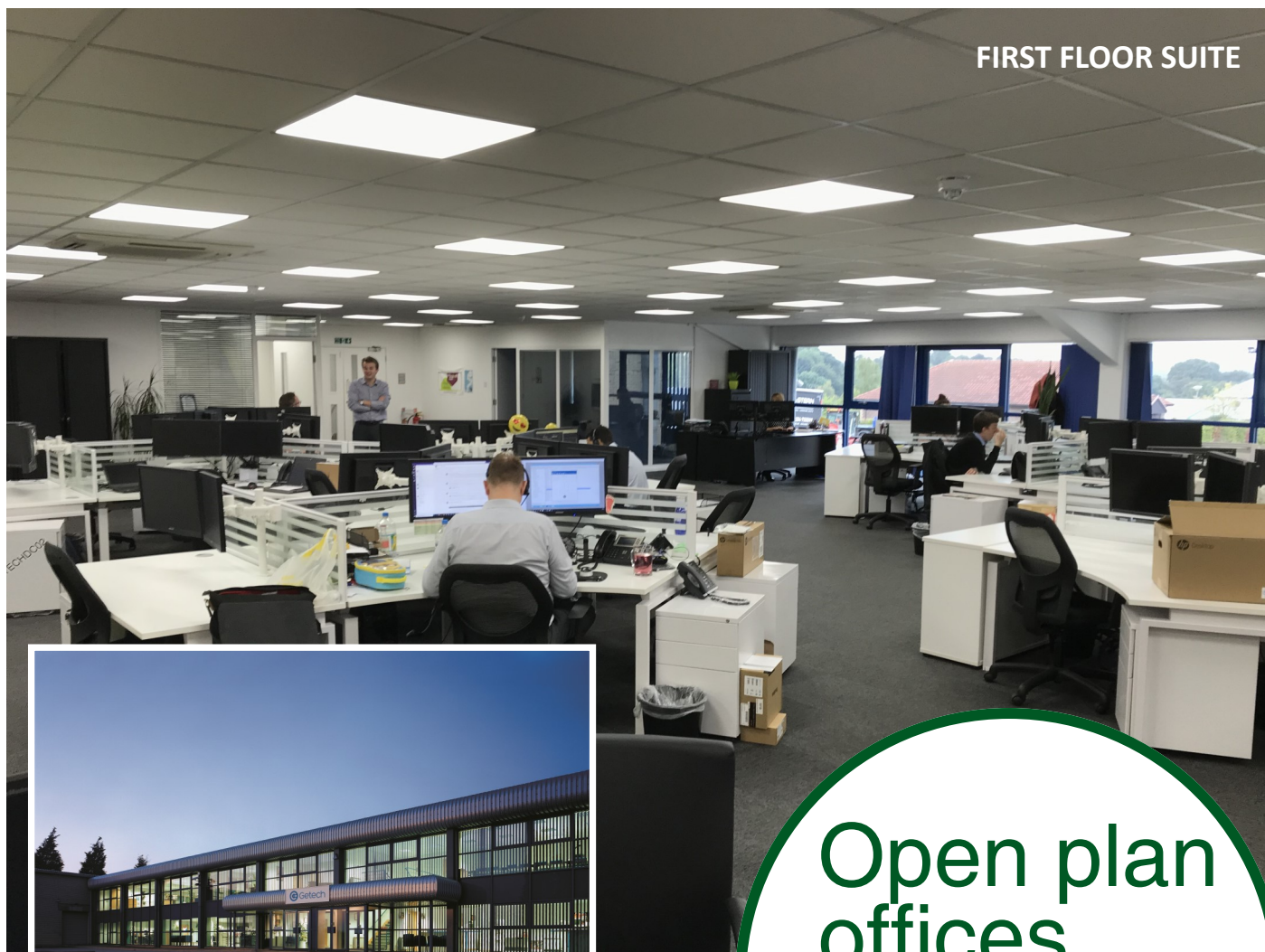


Solutions Centre, Knightsdale Road, Ipswich, Suffolk, IP1 4JQ

FIRST FLOOR SUITE



Open plan
offices
with onsite
parking

To Let

- Located north west of Ipswich with good access to town centre and A14
- Net internal floor area: 335 sq m (3,602 sq ft)
- Modern air conditioned offices
- Flexible lease terms available



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OVERALL WINNER
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- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020



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worldwide

Details

Location

Ipswich is the county town of Suffolk with a resident population of about 140,000. The A12 and A14 dual carriageways provide excellent road communications with the M25, London and the Midlands and Ipswich railway station provides a regular service to London (Liverpool Street) with a journey time of approximately 1 hour 10 minutes.

Solutions Centre is located to the north west of the town centre off the junction between Wharfedale Road and Knightsdale Road, joining Dales Road which provides access to the A14 via Norwich Road (A1156) (see location plan on the back page).

Description

The premises comprise a first floor suite within Solutions Centre, the remainder of the property being occupied by the computer business Getech Limited.

The suite is accessed via the shared ground floor reception and comprises a larger open plan office together with four partitioned private offices, meeting room and stores, served by shared ground floor and first floor kitchen and WC facilities.

The general specification includes:

- Air conditioning
- Suspended ceilings with recessed LED lighting
- Full glazed front elevation
- Floor boxes and perimeter trunking

A shared car park provides ample car parking with spaces to be allocated to the tenant.

Accommodation

The premises has a net internal floor area of 334.64 sq m (3,602 sq ft).

Business Rates

To be assessed.

Local Authority

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk
IP1 2DE

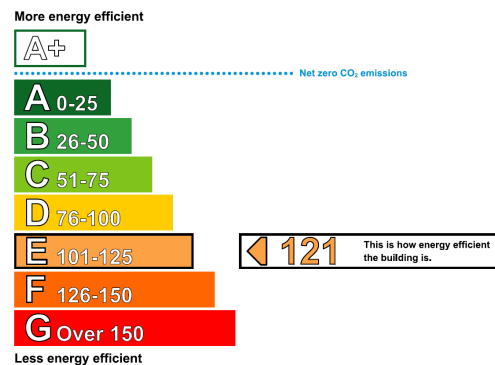
T: 01473 432000

Terms

The suite is available on new full repairing and insuring business leases upon terms to be agreed at an initial rent of £36,000 per annum exclusive.

The rent will be subject to VAT.

Energy Performance Certificate.



Particulars

Property details prepared in March 2021.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

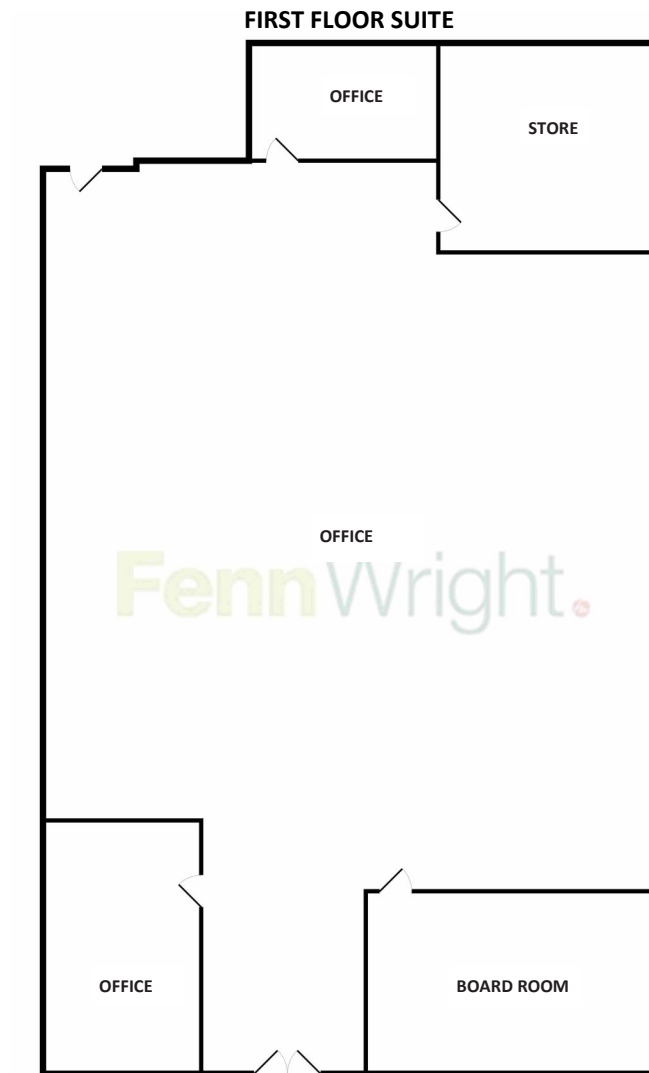
1 Buttermarket, Ipswich, IP1 1BA

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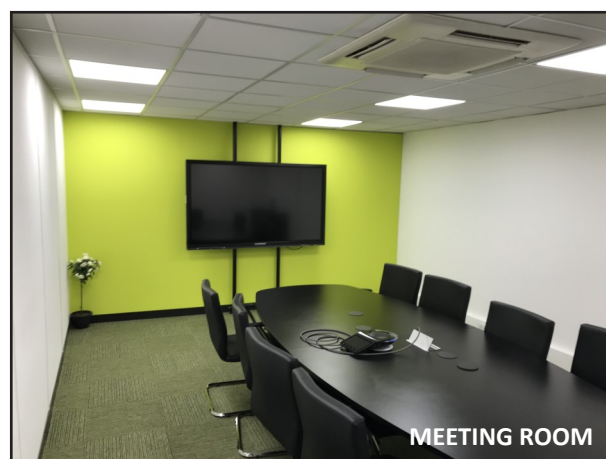
fennwright.co.uk

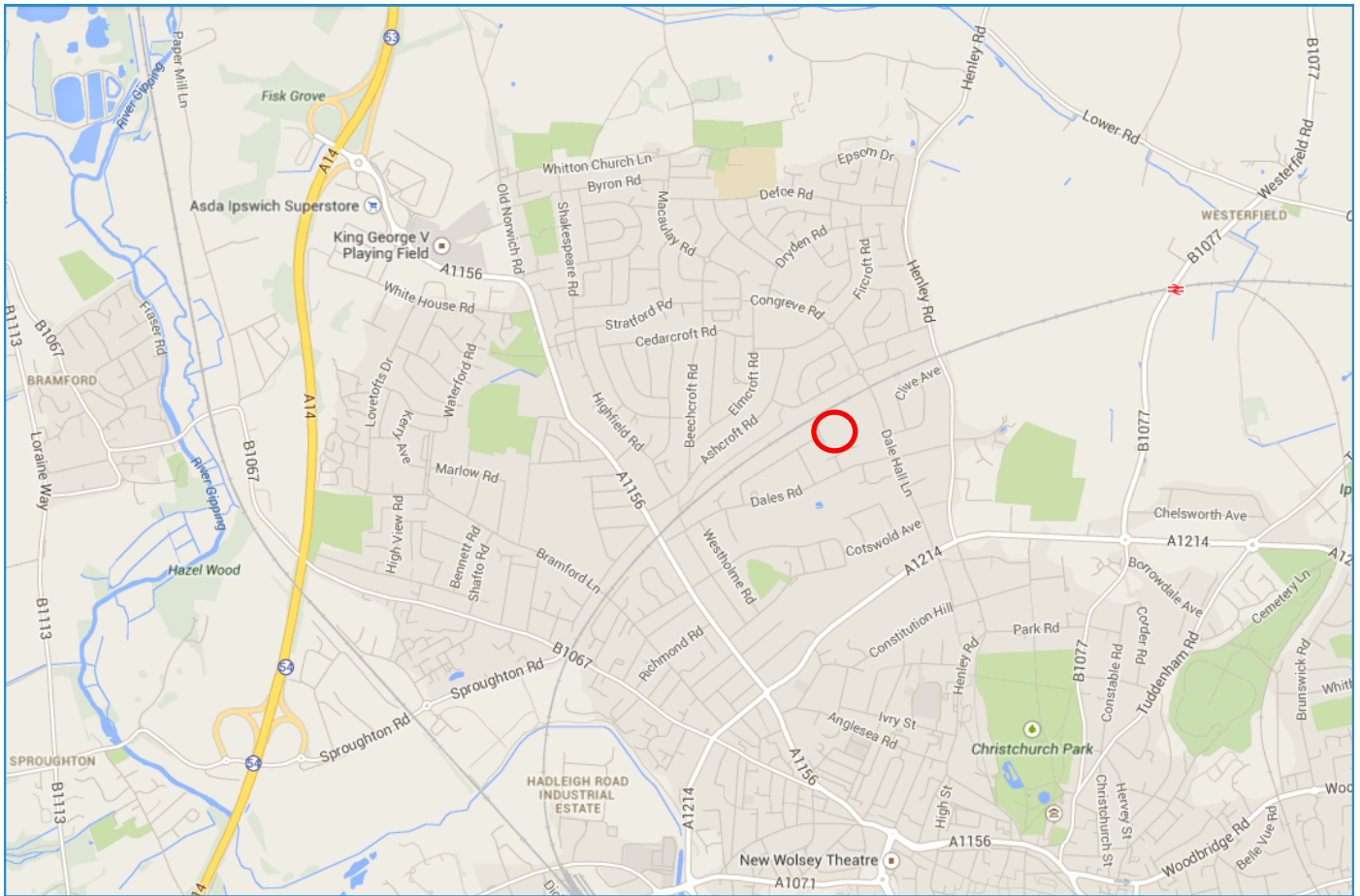
Contact **Alistair Mitchell**

agm@fennwright.co.uk



NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY





For further information

01473 232 701

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- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
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