

Second Floor, Fraser House, Museum Street, Ipswich, IP1 1HN



## To Let

- Located in the primary business district
- Open plan air-conditioned suite
- 3,043 sq ft (282.74 sq m), suitable for dividing into smaller suites from 796 sq ft upwards

Refurbished  
Modern  
Office

# Details

## Location

Ipswich is the county town of Suffolk and major commercial centre of East Anglia. The A12 and A14 trunk routes provide excellent road communications with London, Cambridge, the Midlands and the national motorway network. The M25 and Stanstead Airport are both within an hour's drive.

The approximate train journey from Ipswich to London (Liverpool Street) is 1 hour and 10 minutes.

The property occupies a prominent position on Museum Street with return frontages to both Princes Street and Elm Street in the central business district.

## Description

Fraser House is a former department store which has been previously converted to provide high quality office accommodation on the upper two floors and retail/office accommodation on the ground floor. The property benefits from secure underground car parking.

The premises currently comprise a large open plan office suite which is capable of being split to provide three smaller office suites. Access is via a main entrance on Museum Street with stair and lift access to all floors.

The specification includes suspended ceiling, recessed fluorescent lighting, air-conditioning and carpet floor covering.

Each suite would benefit from its own tea point and toilet facilities are available on all floors.

## Accommodation

The premises has a total approximate net internal floor area of 3,043 sq ft (282.74 sq m). The office could be divided to provide three smaller units, approximate floor areas as follows:

Suite 1: 932 sq ft (86.61 sq m)\*

Suite 2: 919 sq ft (85.40 sq m)\*

Suite 3: 796 sq ft (73.97 sq m)\*

\*the above floor areas are subject to final measurement upon completion of the reconfiguration works.

## Services

We understand that the property is connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capability of all those serving the property, including IT and telecommunication links.

## Business Rates

The property is currently assessed as follows:

Rateable Value: £30,500  
Rates Payable (2021/22): £15,219.50 per annum

The smaller suites would be subject to reassessment which may make them eligible for small business rate relief. All interested parties should make their own enquiries with Ipswich Borough Council to verify their rates liability.

## Local Authority

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

Tel: 01473 432000

## Terms

The premises are available on a new business lease upon terms to be agreed and at an initial rent of £30,000 per annum exclusive. Alternatively, the individual suites would be available on the following rents:

Suite 1: £11,250 per annum exclusive

Suite 2: £11,050 per annum exclusive

Suite 3: £9,750 per annum exclusive

We understand the rent is subject to VAT and a service charge is payable for upkeep and maintenance of the common areas and facilities.

## Legal Costs

Each party is to be responsible for their own legal costs.



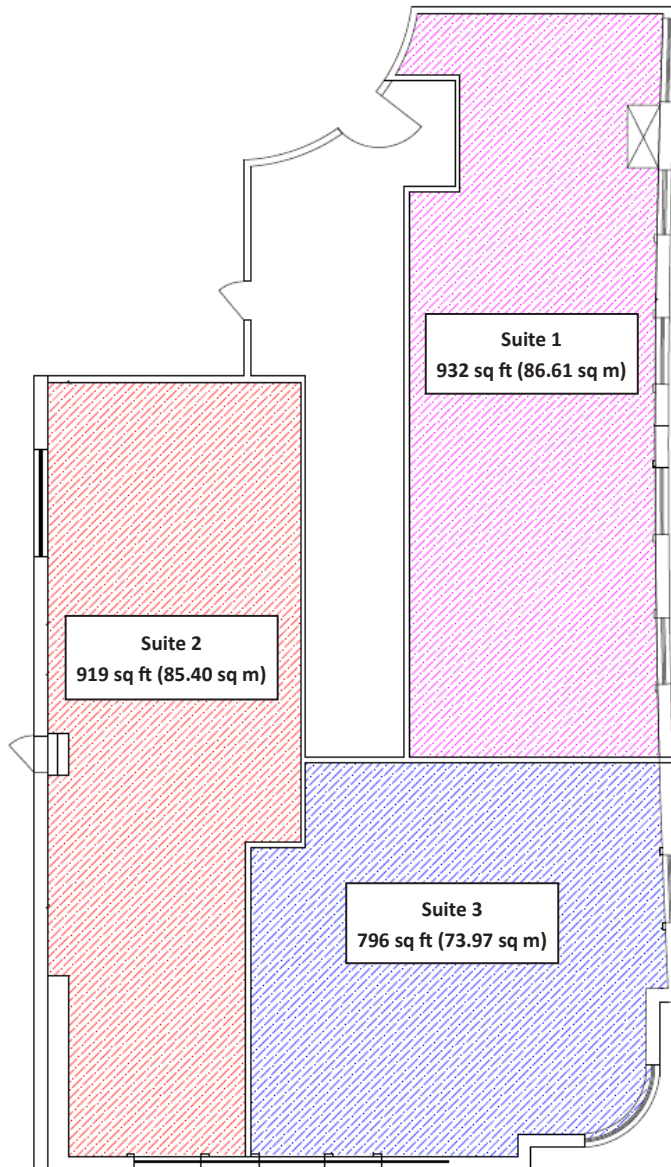
Ground Floor — Entrance



Second Floor—Available Suite

Particulars for Second Floor, Fraser House, Museum Street, Ipswich, IP1 1HN

## FLOOR PLAN



**INDICATIVE FLOOR PLAN & MEASUREMENTS—NOT TO BE RELIED UPON**

### Particulars

Prepared in March 2021.

### EPC

#### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**50**

This is how energy efficient the building is.

### Viewing

Strictly by prior appointment with the joint sole agents:

#### Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**  
fennwright.co.uk

Contact Hamish Stone  
hws@fennwright.co.uk

#### Savills

50 Princes Street, Ipswich, IP1

T: 01473 234835

E: cmoody@savills.com

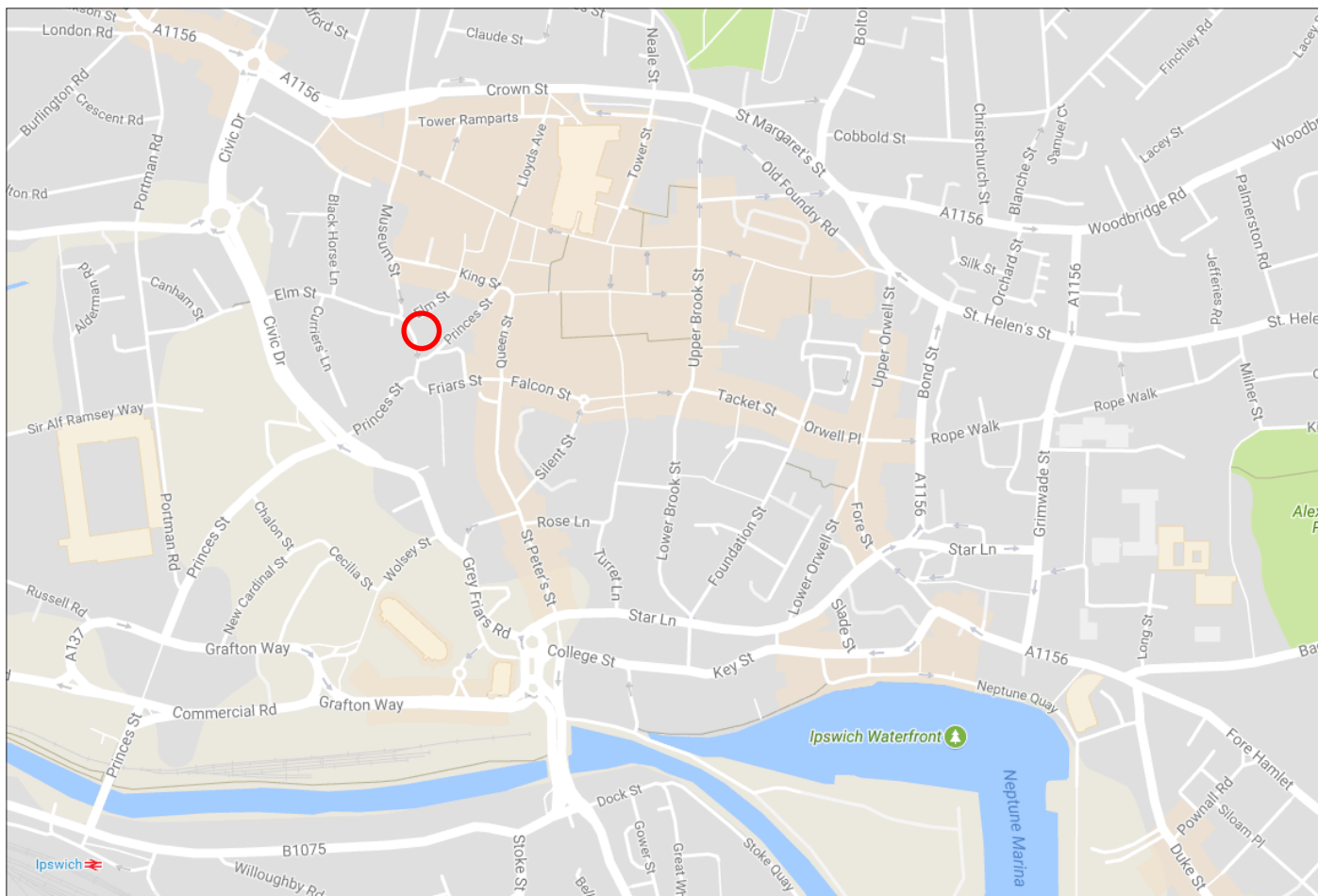
Contact: Chris Moody

**FennWright.**

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For further information

**01473 232701**

**fennwright.co.uk**

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