

Knapton Court, Turret Lane, Ipswich, IP4 1DL



To Let
Rent £29,750
pax
3,873 sq ft
360 sq m

Attractive Town Centre Office with Car Parking

- Located within the Saints Quarter of the town centre and close to the waterfront
- Well presented arranged over three floors
- Suitable for a variety alternative uses including training centre, medical etc. subject to relevant planning permission
- Available from mid August 2021

Details

Location

Ipswich is the county town of Suffolk with a resident population of 133,000 and a retail catchment of approximately 330,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester.

The property is situated within the Saints Quarter of the town centre within a secure courtyard off Turret Lane and Lower Brook Street. The property is located adjacent to the Old Cattle Market bus station and the waterfront is within a short walk.

Description

The property comprises a three storey office building, accessed via a ground floor entrance which leads into a large entrance hall. The ground floor is arranged to provide several offices/meeting rooms together with a board room. The first and second floors provide additional office accommodation. WC facilities are provided on both the ground and first floor with a kitchen on the second floor.

The premises are fitted with surface mounted fluorescent lighting, perimeter trunking, gas fired central heating with air-conditioning to part, carpet floor coverings and an alarm.

Six car parking spaces are located within the courtyard.

NB - For security purposes the current tenant has boarded up the windows.

Accommodation

The property has an approximate total net internal floor area of 359.82 sq m (3,873 sq ft), arranged as follows:

Ground Floor

Office 1	461 sq ft	(42.79 sq m)
Office 2	240 sq ft	(22.27 sq m)
Server Room	242 sq ft	(22.47 sq m)
Board Room	275 sq ft	(25.50 sq m)
Meeting Room	155 sq ft	(14.42 sq m)
Reception	133 sq ft	(12.36 sq m)
WCs	--	--
Ground Floor Total	1,505 sq ft	(139.81 sq m)

First Floor

Office 3	737 sq ft	(68.49 sq m)
Office 4	462 sq ft	(42.95 sq m)
Office 5	140 sq ft	(12.98 sq m)
WCs	--	--
First Floor Total	1,339 sq ft	(124.43 sq m)

Second Floor

Office 6	606 sq ft	(56.30 sq m)
Office 7	382 sq ft	(35.50 sq m)
Kitchen	41 sq ft	(3.78 sq m)
Second Floor Total	1,029 sq ft	(95.58 sq m)

Planning

The authorised use for the premises is Class E (uses) of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

All interested parties should make their own enquiries with the local planning authority.

Services

We understand the property is connected to mains electricity, gas, 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 companies in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

Business Rates

The property is assessed as follows:

Rateable Value:	£32,500
Rates Payable:	£16,217.50 per annum

The rates payable are based on a UBR for 2021/22 of £0.499 applied to the Rateable Value. All interested parties should speak to the local authority to verify their liability.

Local Authority

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk, IP1 2DE
Tel: 01473 432000

Terms

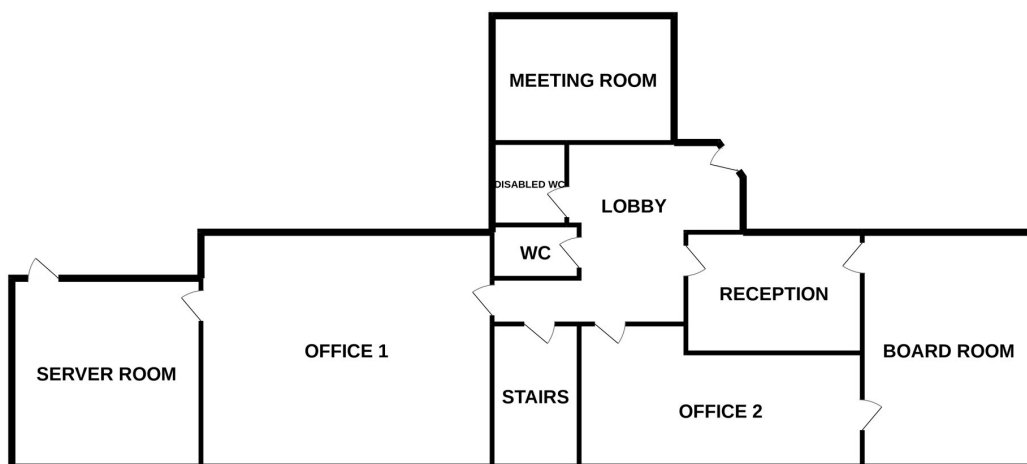
The property is available on a new full repairing and insuring business lease at an initial rent of £29,750 per annum exclusive.

The rent is subject to VAT.

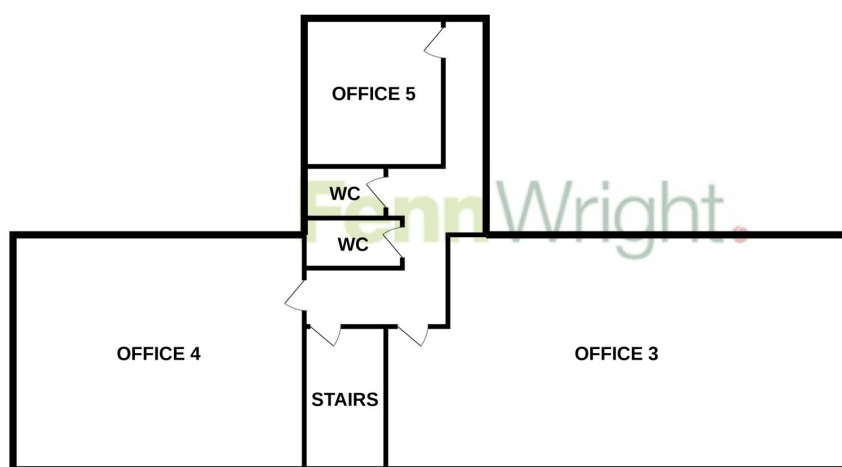
Legal Costs

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

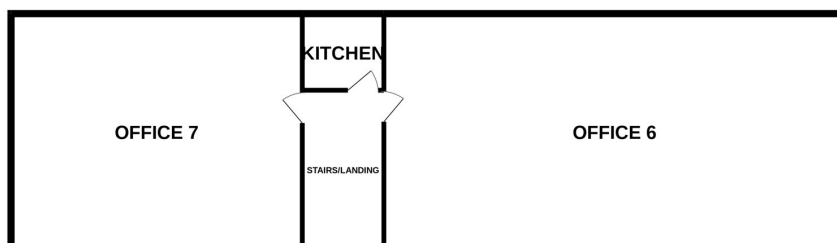
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



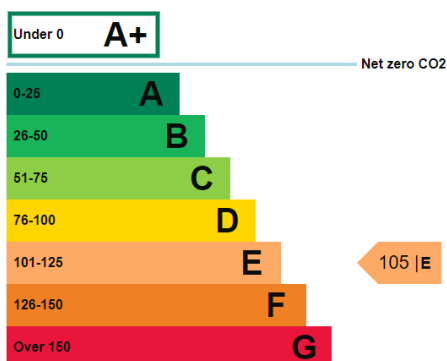
Indicative floor plans - not to scale

Particulars

Prepared in May 2021.

EPC

This property's current energy rating is E.



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

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For further information

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