

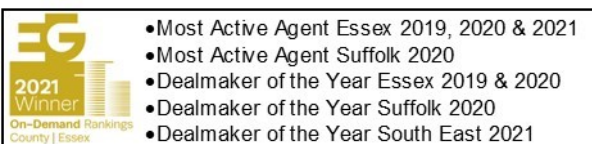
37-43 Fore Street, Ipswich, Suffolk, IP4 1JU



To Let

- Located in a prominent position on Fore Street at the junction with Star Lane
- Extensive two storey commercial premises
- Suitable for a variety of uses, subject to planning
- Rear parking providing 20 spaces
- Available for immediate occupation

To Let
£60,000
pax
6,994 sq ft



RICS

the mark of
property
professionalism
worldwide

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 the east side of Fore Street, at the junction with Star Lane.

Description

The property comprises an extensive two storey building of brick construction beneath pitched roofs. The ground floor has been extensively partitioned to provide several meeting rooms /offices as well as a café/seating area to the front with ancillary accommodation including kitchen and WC facilities. The first floor is arranged to provide further meeting room and offices together with further WC facilities.

The main office accommodation is fitted with suspended ceilings incorporating recessed fluorescent lighting, gas fired central heating, perimeter power & data points and carpet floor coverings. Several of the individual offices also benefit from wall mounted air-conditioning.

The property benefits from 20 car parking spaces to the rear.

Accommodation

According to our measurements the property provides the following net internal floor areas:

Ground Floor

Offices	2,762 sq ft	(256.57 sq m)
Staff Room	207 sq ft	(19.19 sq m)
Kitchens	291 sq ft	(27.05 sq m)
Store Cupboards	111 sq ft	(10.33 sq m)
Lift Room	31 sq ft	(2.89 sq m)
WCs	--	--

First Floor

Offices	3,416 sq ft	(317.32 sq m)
Store Cupboard	41 sq ft	(3.83 sq m)
Server Room	81 sq ft	(7.56 sq m)
Staff Room	51 sq ft	(4.99 sq m)
WCs	--	--
Total Net Internal Floor Area	6,994 sq ft	(649.72 sq m)

Services

We understand that the property is connected to mains gas, 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:	£62,000
Rates Payable (2022/23):	£30,938 per annum

The rates payable are based on the current UBR of £0.499. 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

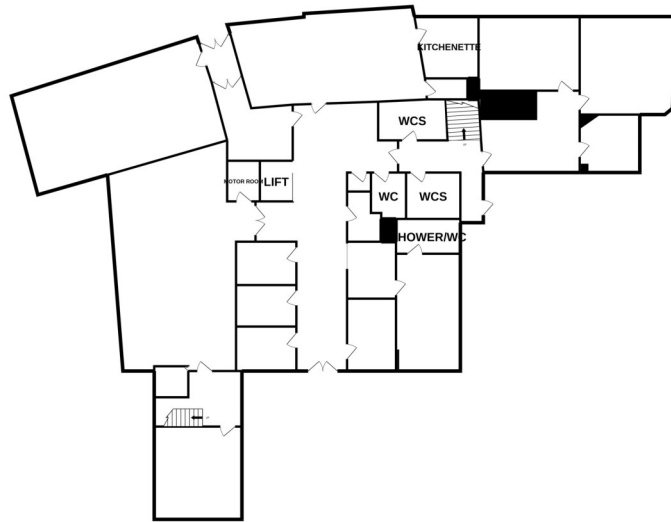
The premises are available on a new business lease upon terms to be agreed at an initial rent of £60,000 per annum exclusive.

The rent is subject to VAT.

Legal Costs

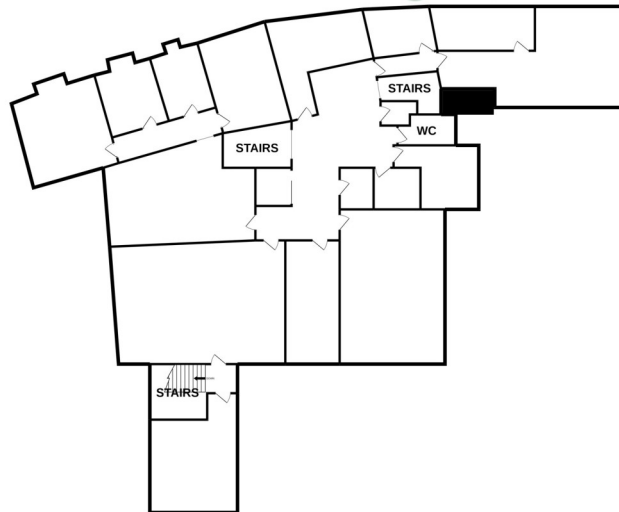
Both parties reasonable legal costs to be borne by the ingoing tenant.

GROUND FLOOR



1ST FLOOR

FennWright.



INDICATIVE FLOOR PLAN & MEASUREMENTS—NOT TO BE RELIED UPON

Particulars

Prepared in April 2022.

EPC

To Be Confirmed.

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

Harris Commercial

No. 1 Lower Brook Mews, Lower
Brook Street, Ipswich, IP4 1RA

01473 221 222

harriscommercial.com

Contact Trevor Harris
trevor@harriscommercial.com

FennWright.

**HARRIS
COMMERCIAL**



For further information

01473 232701

fennwright.co.uk

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