

Elm House, 25 Elm Street, Ipswich, Suffolk, IP1 2AD



## Available to let as a whole or in two parts

- Town centre location.
- Attractive Grade II Listed period building.
- 2,945 sq. ft. (274 sq. m.) with parking for at least 4 vehicles.
- Additional potential amenity area available.

Town centre premises suitable for a variety of alternative business uses, s.t.p.



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# Details

## Location

Ipswich is the county town of Suffolk with a resident population of approximately 135,000.

The property is located in Elm Street, being part of the traditional professional district, although having seen a significant number of offices converted to residential premises in recent years. The property is accessed off Elm Street close to its junction with Museum Street and is shown edged red on the site plan for identification purposes only. The Cornhill and central retail district is within a 2 minute walk and the railway station and Waterfront within a 10 minute walk. The train journey to London (Liverpool Street) is approximately 1 hour 5 minutes.

## Description

Elm House comprises an attractive two storey Grade II Listed building. The property was originally a 19th Century house and is of brick construction under a pitched slate roof, which has been sympathetically converted to currently provide a reception, a suite of meeting rooms and other offices.

The adjoining property, Elm Court, comprises a four storey purpose built office building which is in the process of being converted to residential flats by the same landlord.

## Accommodation

The premises provide the following approximate floor areas:

### Ground Floor:

Reception & hallway	310 sq. ft.	28.80 sq. m.
Reception office	199 sq. ft.	18.49 sq. m.
Front meeting room	98 sq. ft.	9.10 sq. m.
Rear meeting room	302 sq. ft.	28.06 sq. m.
Post room	146 sq. ft.	13.56 sq. m.
2 link offices	572 sq. ft.	53.14 sq. m.
Cupboard	9 sq. ft.	0.84 sq. m.
WC	-	-

### First Floor:

Boardroom	347 sq. ft.	32.24 sq. m.
Front meeting room	170 sq. ft.	15.79 sq. m.
Rear meeting room	197 sq. ft.	18.30 sq. m.
Kitchen	91 sq. ft.	8.45 sq. m.
2 Offices above link	380 sq. ft.	35.30 sq. m.
Shower room	124 sq. ft.	11.52 sq. m.
WC's	-	-

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2,945 sq. ft.	273.60 sq. m.
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## Alternative Uses

The premises have previously been used as offices although are considered suitable for a variety of alternative business uses, subject to planning.

An area behind the building could be made available to provide additional amenity space or ancillary accommodation. Further details are available upon request.

## Services

We understand the property is connected to mains electricity, gas, water and drainage and is served by a gas central heating system.

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 of those serving the property including IT and telecommunication links.

## Business Rates

To be reassessed.

## Local Authority

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

## Energy Performance Certificate

Reference 0050-8987-0325-1760-4094

Energy rating C (expires 4th May 2025)

## Terms

The premises are available on a new full repairing and insuring business lease at an initial rent of £30,000 per annum exclusive.

Alternatively consideration will be given to letting the two floors individually.

The property is VAT exempt.

## Legal Costs

Each party to be responsible for their own legal costs.

## Property Particulars

Prepared in November 2022.





### Viewing

Strictly by prior appointment with the sole agents:

**Fenn Wright**

1 Buttermarket, Ipswich, IP1 1BA

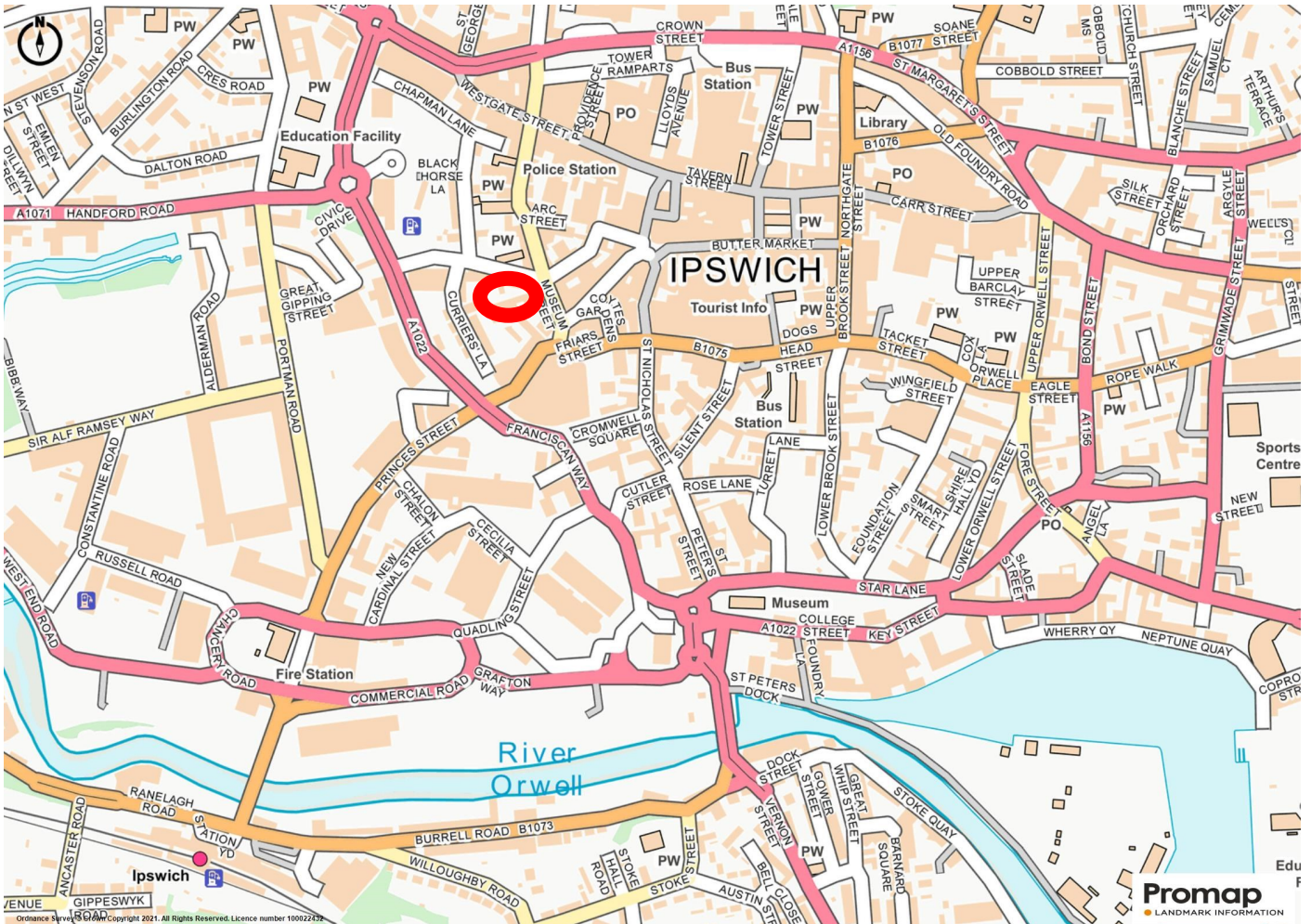
**01473 232 701**

**fennwright.co.uk**

Contact **Alistair Mitchell**

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For further information call

**01473 232 701**

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