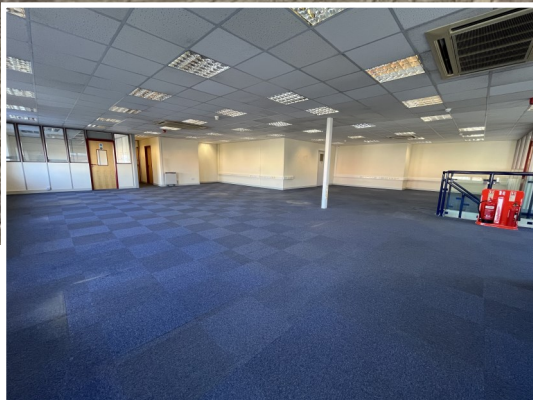


First Floor, 8 Olympus Close, Ipswich, IP1 5LN



To Let  
Self-contained  
First Floor  
Offices

## To Let

- Good access to the A14 and town centre
- Forecourt car parking
- Net internal floor area 3,344 sq ft (311 sq m)
- Rent £23,500 per annum exclusive
- Available for immediate occupation



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
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# Details

## Location

Olympus Close is situated on the Whitehouse Industrial Estate, to the west of the town centre and within approximately 0.5 miles of Junction 52 of the A14, providing excellent road communications with Felixstowe, the A12 and the national motorway network. The town centre is within approximately 2.5 miles.

## Description

The premises comprise a self-contained first floor suite accessed via a dedicated ground floor entrance lobby. The suite itself is partitioned to provide a large open plan office with two private offices, breakout, conference and board room. Ancillary accommodation includes kitchen and WC facilities.

The office accommodation is fitted with suspended ceilings incorporating recessed fluorescent lighting & air-conditioning, perimeter trunking incorporating power & data points and carpet floor coverings.

The office benefits from 18 allocated car parking spaces.

## Accommodation

The premises provide the following approximate net internal floor areas:

Main Office	1,737 sq ft	(161.37 sq m)
Private Office 1	149 sq ft	( 13.80 sq m)
Private Office 2	150 sq ft	( 13.95 sq m)
Conference Room	250 sq ft	( 24.19 sq m)
Breakout Room	213 sq ft	( 19.18 sq m)
Server Room	25 sq ft	( 2.28 sq m)
Kitchen	44 sq ft	( 4.05 sq m)
Board/Training Room	767 sq ft	( 71.24 sq m)
Total Net Internal Floor Area	<u>3,344 sq ft</u>	<u>(310.65 sq m)</u>

## Business Rates

The property will need to be reassessed for rates.

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

Telephone: 01473 432000

## Services

We understand that the property is connected to main 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 providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

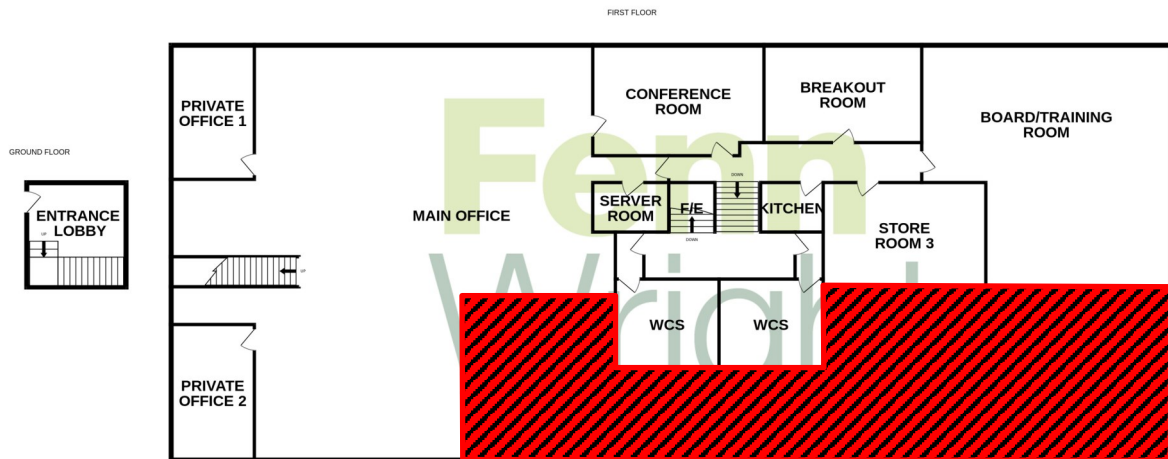
## Terms

The premises are available on a new business lease upon terms to be agreed at an initial rent of £23,500 per annum exclusive.

The property is VAT elected and the rent is subject to VAT.

## Legal Costs

Each party to be responsible for their own legal costs.



INDICATIVE FLOOR PLAN - NOT TO SCALE



MAIN OFFICE



TRAINING/BOARD ROOM

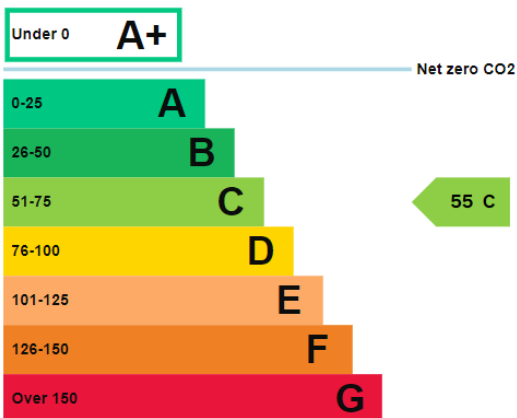


KITCHEN

**Particulars**

Prepared in January 2024.

**EPC**



**Viewing**

Strictly by prior appointment with the sole agents:

**Fenn Wright**

1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

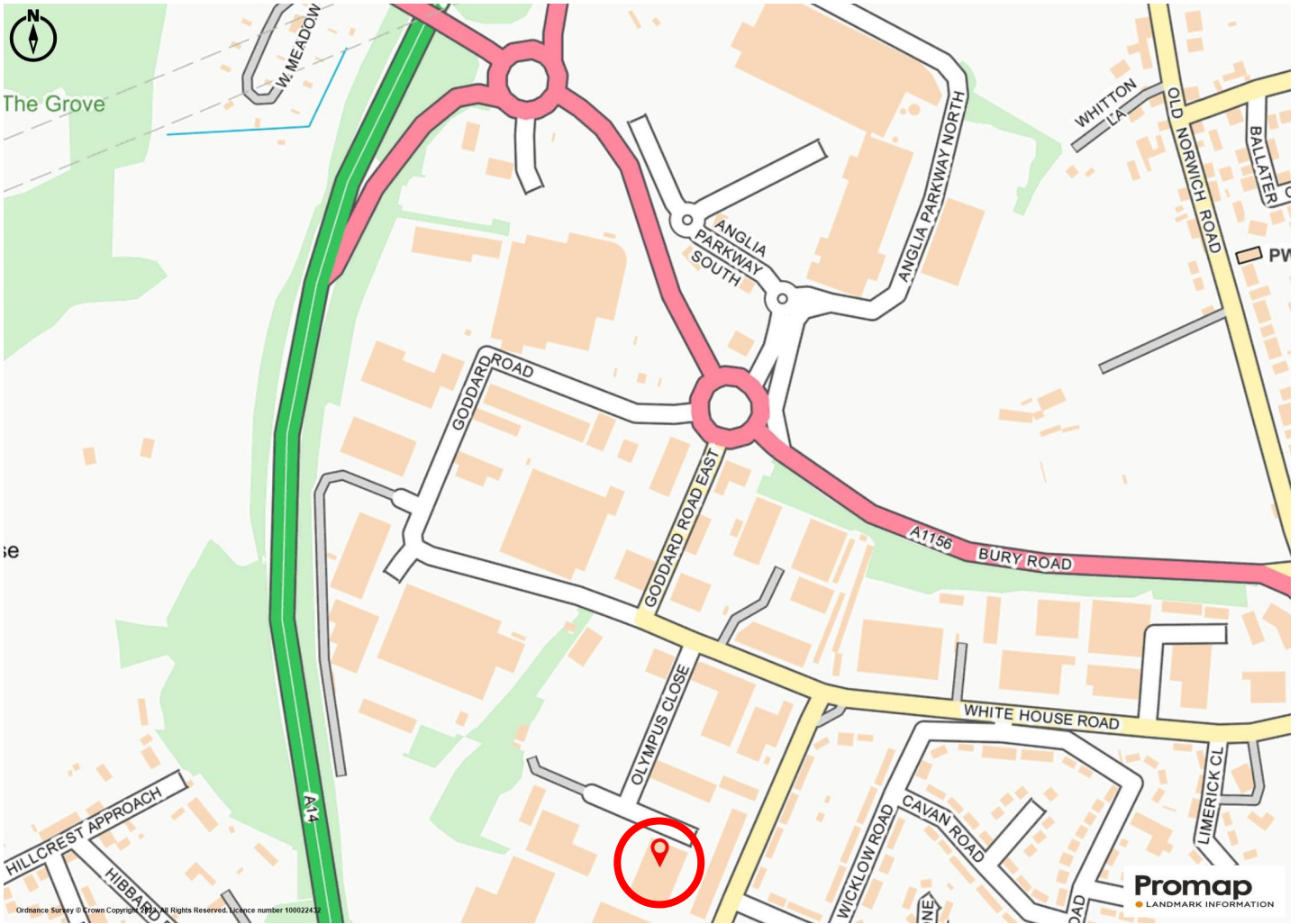
[fennwright.co.uk](http://fennwright.co.uk)

**Contact**

Hamish Stone

[hws@fennwright.co.uk](mailto:hws@fennwright.co.uk)





For further information call

**01473 232701**

or visit [fennwright.co.uk](http://fennwright.co.uk)

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