

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



To Let
Available for
Immediate
Occupation

Newly Refurbished Office Suite

- Situated in Ipswich's central business district
- Net internal floor area 2,623 sq ft (244 sq m)
- Rent £39,500 per annum exclusive
- Car parking spaces available



- Most Active Agent Essex 2019, 2020, 2021 & 2022
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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 comprise a ground floor suite which has been arranged to provide a large open plan office incorporating a kitchen area with three partitioned office/meeting rooms to one end and a further private office/meeting room to the rear. Ancillary accommodation includes a store cupboard and server room. Shared WC facilities are available on each floor.

The specification includes a suspended ceiling incorporating recessed fluorescent lighting, air-conditioning, raised access flooring and carpet floor coverings.

The suite is accessed via a shared common entrance off the main atrium but also benefits from its own dedicated access.

Accommodation

According to our measurements the property has a total approximate net internal floor area of 2,623 sq ft (246.68 sq m).

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: £34,000
Rates Payable (2023/24): £16,966 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 £39,500 per annum exclusive.

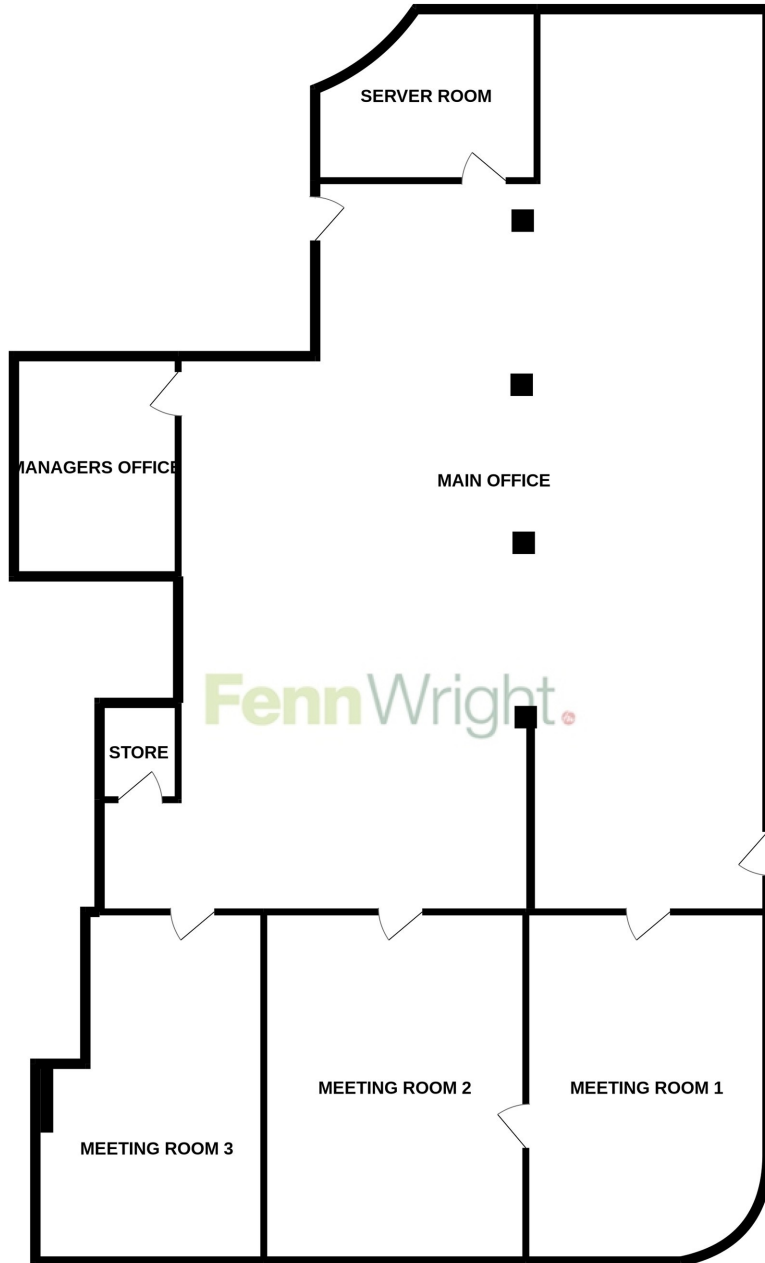
A service charge is payable for upkeep of the exterior, common areas and facilities. Further information available upon request.

VAT is payable on the rent and service charge.

Legal Costs

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



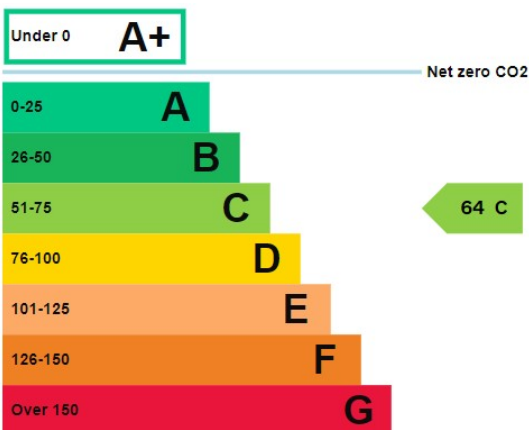


INDICATIVE FLOOR PLAN & MEASUREMENTS—NOT TO BE RELIED UPON

Particulars

Prepared in September 2023.

EPC



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

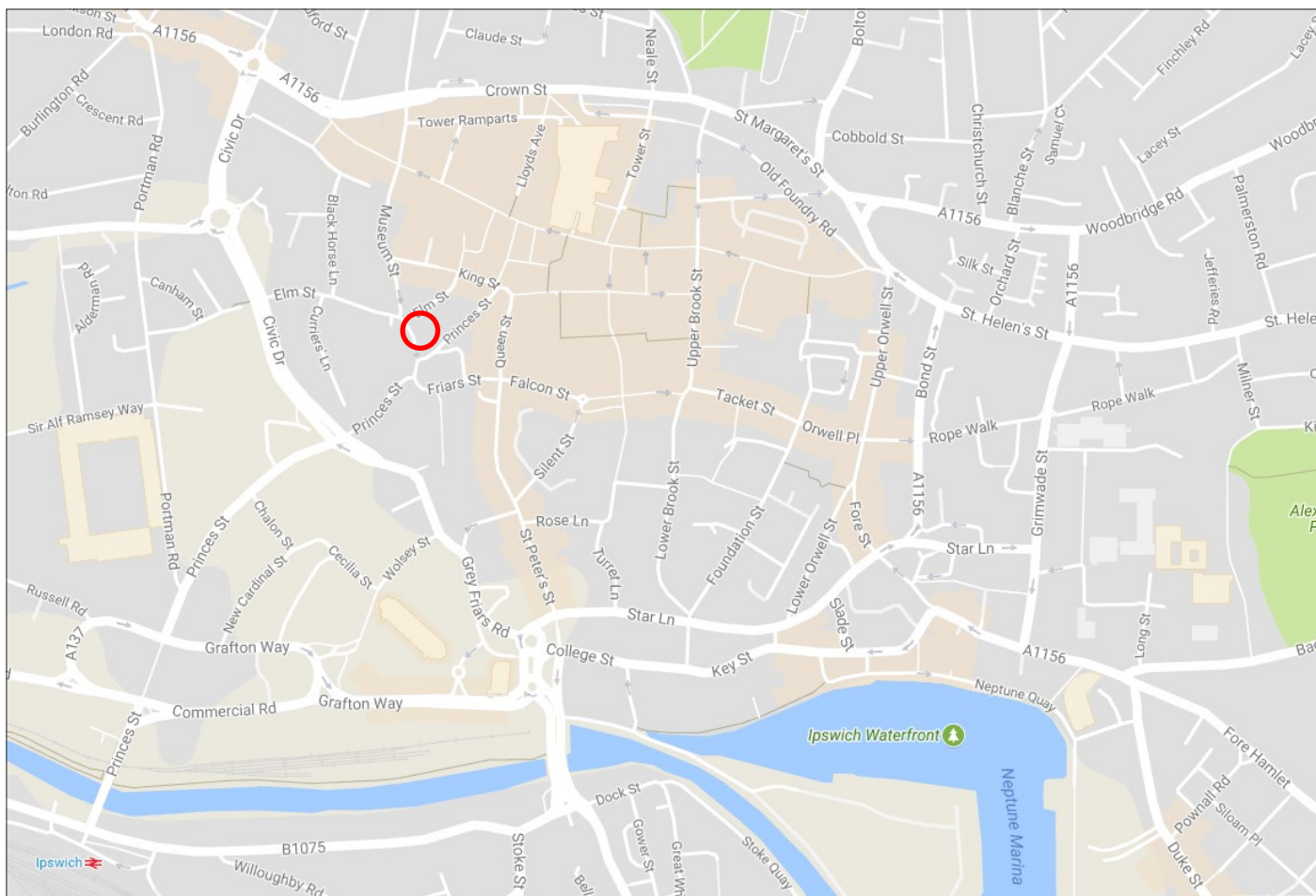
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For further information

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