

Office Suites, Gipping House, Dock Street, Ipswich, Suffolk, IP2 8EU



To Let

- Prominent Grade II Listed waterfront building within walking distance of the town centre and train station
- Net Internal Floor Area: 901 sq ft
- Available for immediate occupation on a new lease
- 1 car parking space

Fully Refurbished
Office Suite
Available, Suitable
for Alternative
Uses STP



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



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Details

Location

Ipswich is one of East Anglia’s most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

Ipswich Waterfront has benefitted from significant levels of investment, the most recent development being the completion of the Wine Rack which has created 150 apartments. Further redevelopment is proposed to include an international dance and theatre studio.

Gipping House occupies a prominent position on the south side of the Waterfront, close to Stoke Bridge.

Description

Gipping House is a Grade II listed four storey building which has recently been redeveloped to provide apartments on the upper floors and two office suites on the ground floor. Shared WC facilities are situated off the ground floor entrance.

The suite provides predominantly open plan office accommodation with suspended ceilings incorporating LED lighting, electric heaters, perimeter data & power points and carpet floor coverings.

The office will benefit from 1 allocated car parking space.

Accommodation

According to our measurements, the offices provide the following approximate net internal floor areas:

Office 1	738 sq ft	(68.52 sq m)
Office 2	156 sq ft	(14.48 sq m)
Cupboard	7 sq ft	(0.66 sq m)
Total	901 sq ft	(83.66 sq m)

Business Rates

According to the Valuation Office Agency website, the property is accessed as follows:

Rateable Value:	£4,950
Rates Payable (2023/24):	£2,470.05 per annum

The rates are based on a UBR for the current year of £0.499. Small business rate relief may be available providing 100% exemption and all interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

Local Authority

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

Services

It is understood that the premises are connected to mains water, electricity 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 availability and capacity of all those serving the property include IT and telecommunication links.

Terms

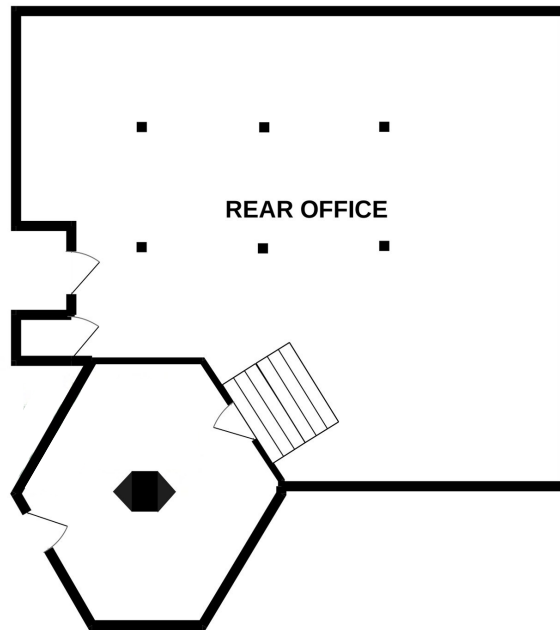
The office suite is available on a new business lease upon terms to be agreed and at an initial rent of £11,250 per annum exclusive.

A service charge is payable in relation to the common parts of the property. Further details are available upon request.

VAT is payable on the rent and service charge at the prevailing rate.

Legal Costs

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



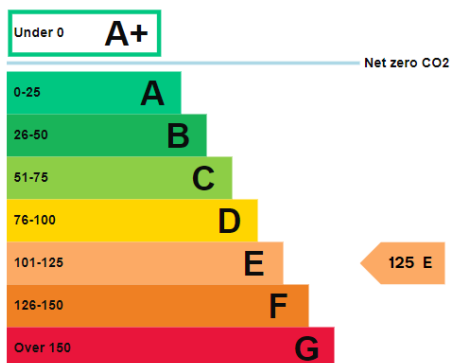
Floor Plan - For Identification Purposes Only & Not To Scale



Particulars

Prepared in January 2024.

Energy Performance Certificates



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

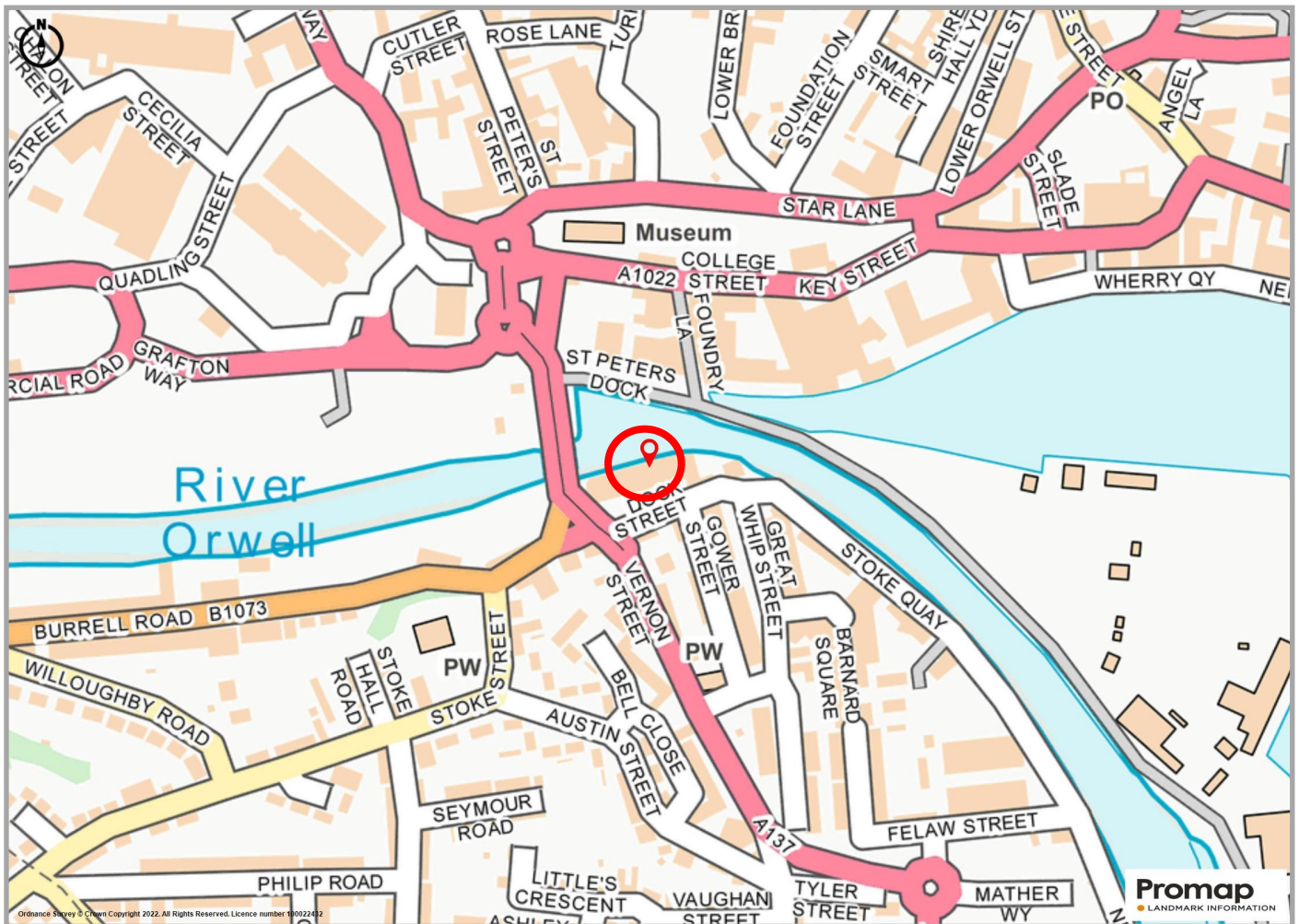
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For further information

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