

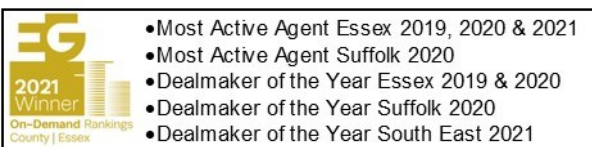
Suite 14, IP-City Centre, Bath Street, Ipswich, IP2 8SD



Modern Open  
Plan Office  
1,066 sq ft  
(99 sq m)

## To Let

- Good access to A14 and town centre
- Onsite conference/meeting room facilities available
- 24/7 access and CCTV security system
- Generous onsite parking



# Details

## Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000.

The centre is in Bath Street within the vibrant Ipswich waterfront, half a mile from the town centre and main railway station, with easy access to the A14/A12.

## Description

IP-City Centre is a modern business and conference centre, with high specification office suites, flexible conference facilities and meeting rooms to accommodation up to 100 people.

The centre provides excellent facilities, comfortable break out spaces and catering options. The centre benefits from a spacious, staffed reception and all suites are finished to a high standard.

Suite 14 is located on the first floor, to the rear of the building and is arranged to provide an open plan office. The specification includes suspended ceilings incorporating recessed fluorescent lighting & air-conditioning, raised access flooring with data & power points and carpet floor coverings.

Shared WC & kitchen facilities are located on the ground and first floors.

All tenants have the advantage of being able to book conference and meeting room facilities at a discounted rate and further details are available upon request.

## Accommodation

According to our measurements, the suite provides an approximate total net internal floor area of 1,066 sq ft (99.02 sq m).

## Services

We understand that the premises are connected to mains electricity, gas, 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.

## Planning

The property has previously been used as offices within Class E. Class E allows for a variety of alternative uses including medical & health services, fitness and financial services, all of which may suit the premises.

## Business Rates

According to the Valuation Office Agency website, the premises are currently assessed as follows:

Rateable Value: £9,300  
Rates Payable (2023/24): £4,640 per annum

The rates payable are based on the current UBR of £0.499. Small business rate relief may be available providing up to 100% exemption and 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, 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 £16,750 per annum exclusive.

The rent is inclusive of service charge but exclusive of business rates and electricity.

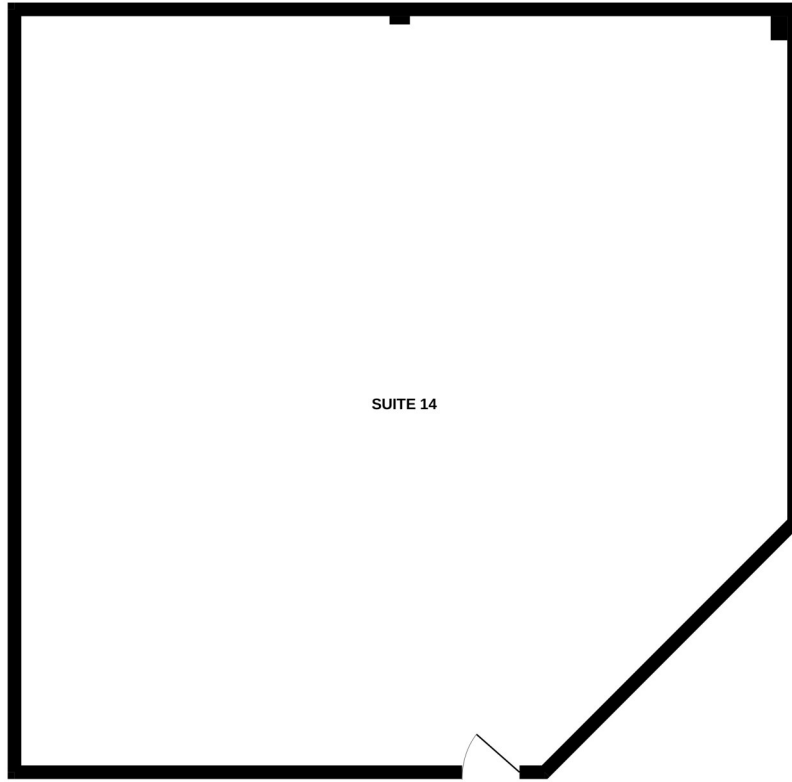
The rent is subject to VAT.

## Service Charge

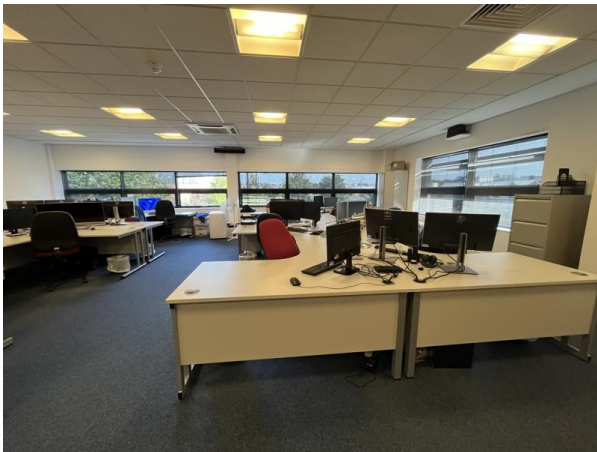
The above terms are inclusive of service charges which cover the cost of cleaning and maintaining the common areas, the CCTV security system, receptionists, building insurance, water charges and general management of the centre.

## Legal Costs

Each party is to be responsible for their own costs.



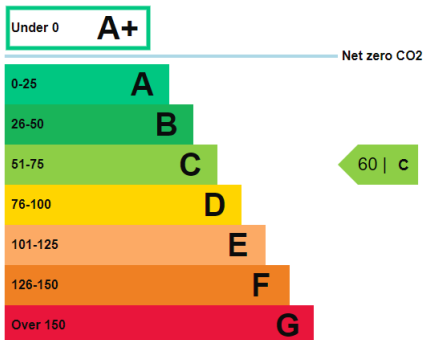
INDICATIVE FLOOR PLAN —NOT TO BE RELIED UPON



### Particulars

Prepared in October 2023.

### 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

**01473 232701**

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

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