

A newly redecorated, self-contained two storey office building with parking, in a prime location in the heart of Ipswich's business centre.

TO LET
£9,500 PAX + VAT
Ref: RB/COM

Unit 6
Friars Courtyard
30-32 Princes Street
Ipswich IP1 1RJ



A self-contained and newly redecorated office building, offering 1,020 sq ft (95.2 sqm) of accommodation over two floors with two car parking spaces. Suitable for furnished or serviced office accommodation.

Incentives may be available.

Contact Us



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Location

The property occupies a prominent location in the heart of the town's business district, opposite the Grade I Listed Willis Building. Other occupiers located nearby include Savills and Birketts Solicitors.

Description

The property comprises a self contained two storey office building of traditional brick construction. The building has carpeted floors and benefits from gas fired central heating, modern lighting, kitchen and WC facilities and has been fully redecorated. Office furniture is also available—further details on application.

The Accommodation

The Accommodation extends to around 95.2 sqm (1,020 sq ft) as follows:

Description	Sqm	Sq Ft
Ground Floor Office	43	461
Storage	4.6	49
First Floor Office	47.6	510
Total	95.2	1,020

Services

The property is served by all mains services. Gas fired central heating.

Planning

The property benefits from Class B1 Office Use. Further information is available from Ipswich Borough Council. 01473 432000.

Business Rates

The property is assessed as Office & Premises with a Rateable Value of £9,000. Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Details can be obtained from the Local Authority Business Rates department.

Local Authority

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

Terms

A new lease is available at a commencing rental of £9,500 PAX plus VAT.

Service Charge

A service charge is payable. For further information please refer to the agent.

Legal Costs

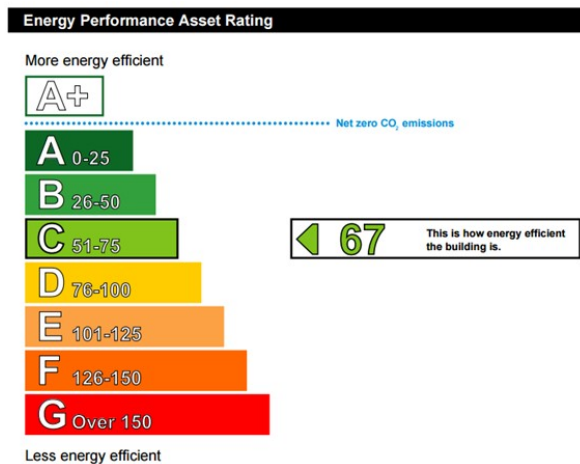
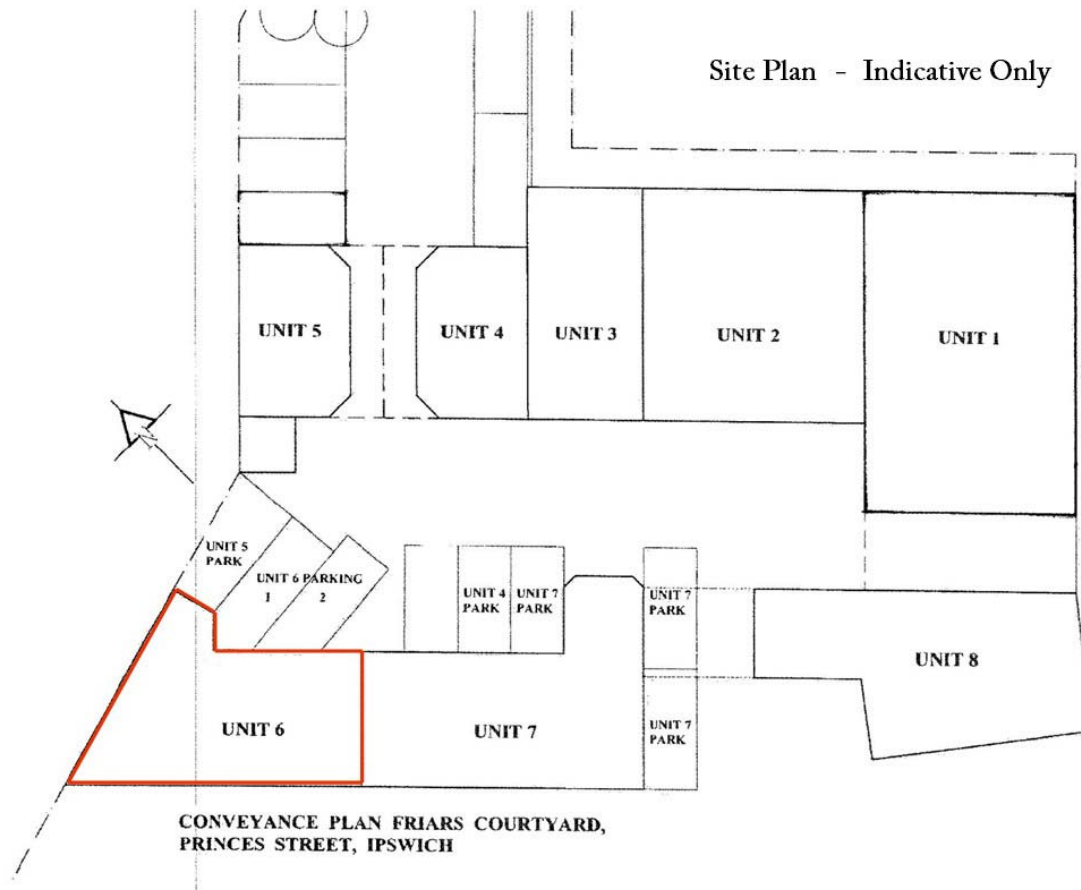
Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit will be required.

Viewing

Strictly by prior appointment with the agent.

EPC

Rating = C (67). A full copy of the EPC is available on request.



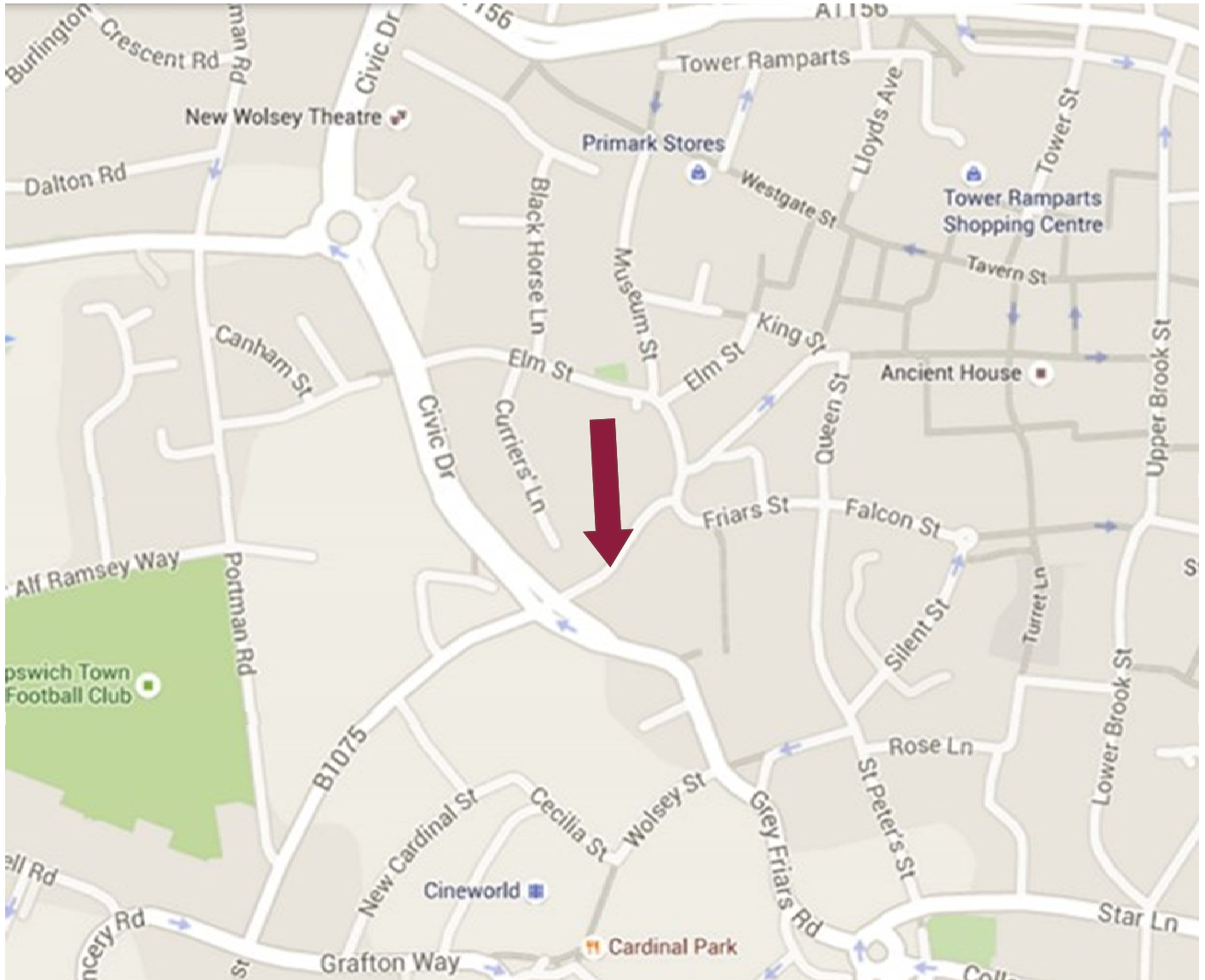
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

Directions

For those using the What3Words app: ///



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If so, our Auction Centre would be pleased to assist — please call 01728 746323.