



**OFFICE SPACE
TO LET**

**25 LOWER BROOK
STREET, IPSWICH
APPROX
416.20 M²
(4480 SQ. FT)**

(Class E use)

- LOCATION:** The Subject property is situated just on the southern edge of the town linking with the rapidly emerging wet dock area and contains a wide variety of office occupiers.
- THE PREMISES:** The premises comprises of a Part Ground and 1st 2nd floor Office Suites.
- | | |
|-----------------------|-------------------|
| Ground Floor | 350 sq. Ft |
| 1 st Floor | 2602 sq. Ft |
| 2 nd Floor | 1528 Sq. Ft |
| Total | 4480 Sq Ft |
- PLANNING:** The Property benefits from (E) B1 (Offices).
- AMENITIES:** Mainly open space with individual Rooms ideal for an owner occupier.
- TERMS:** The Property is Available by way of a New FRI Lease for a term to be negotiated as a whole or can be divided to tenants' requirements
- RENT:** £30,000 per annum Exclusive OR (£6.70 Sq Ft)
- RATEABLE VALUE:** 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 43200

EPC: EPC has been commissioned and will be available soon.

LEGAL COSTS: Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraws from the transaction.

VIEWING: Only by appointment through the Sole Agents as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents
Crown House
265/267 Kentish Town Road
London NW5 2TP
Direct Dial: 020 7428 6801 Mobile: 07951262191 E-mail my@salter-rex.co.uk
Tel: 020 7267 2071 (Main Switchboard)
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SALTER REX LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHO'S AGENTS THEY ARE, GIVE NOTICE THAT:-

1. These particulars do not constitute any part of the offer for sale/Let or contract for Let/sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex LLP or the vendors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers/Lessee/Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or Lessee/tenants to locate the property.
The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans, photographs or drawings are for identification purposes only.
6. No warranty or undertaking is given in respect of the repair or condition of the properties, or any items expressed to be included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
8. The agents have not measured the property and have relied upon client's information. Therefore the agent give no warranty as to their correctness or otherwise and the purchasers/Lessee must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do the agents or any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of 28th February 2023.