

## Class E/Office/Medical/Alternative use

### TO LET: Town Centre Offices with parking



### **St Peter House A, 16 Grimwade Street, Ipswich, IP4 1LP**

Approx. 440.36 sq m (4,740 sq ft)

- Semi-detached former registry office in Ipswich town centre
- Ground and first floor with large open plan ceremony room
- Parking area to the rear of the building
- Available immediately on new lease terms
- Commencing Rent of £35,000 per annum exclusive
- Class E commercial use suitable for a variety of occupiers
- Level access to the rear of the property with disabled WC
- Close proximity to Suffolk New College and the University of Suffolk
- Easy walking distance to Ipswich Waterfront and Ipswich Town Centre

## Location

The property is located in Ipswich, which is the administrative and County town of Suffolk and one of the principal commercial and financial centres of East Anglia, with a residential population of circa 150,000 people (as at 2018). It benefits from excellent communication links via the A14 dual carriageway to the Midlands at Cambridge, the Port of Felixstowe and via the A12 to the M25. There are mainline rail links to London (Liverpool Street), with a fastest journey time of approximately 1 hour 15 minutes.

## Situation

The property is situated on Grimwade Street and Rope Walk, a part of the one-way system that runs through the town, connecting Ipswich Waterfront to the town centre, and Woodbridge Road/Foxhall Road.

The property is approximately 100m from New Suffolk College, and Goals football centre, and approximately 300m from the University of Suffolk main campus and Ipswich Waterfront.

## Description

The property consists of ground and first floor cellular offices with a large open plan ceremony room to the rear. The property benefits from gas central heating, security alarm, fibre internet, air conditioning in parts. The property will require some light refurbishment and decoration. There are ground floor WCs, a kitchenette, and a strong room. There are 7 car parking spaces within the rear car park that is accessed via Rope Walk.

The services are situated in the basement.

## Planning

We understand the property to benefit from Class E use. All interested parties should contact Ipswich Borough Council contactable on 01473 423019.

## Business Rates

The rateable value is £31,500

We anticipate the business rates payable to be approximately £15,700 per annum. Any queries regarding business rates should be directed to Ipswich Borough Council on 01473 937866

## Services & Utilities

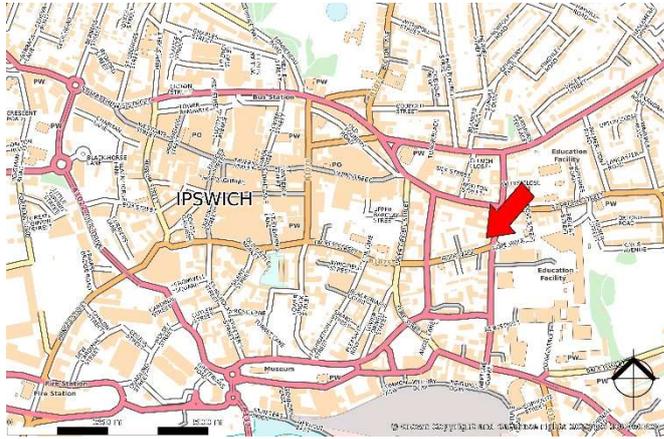
We understand that mains electricity, gas, and water are connected to the property. None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT infrastructure. The Tenant is responsible for all utilities.

## Terms & Tenure

The premises are available to let on new lease terms, for a term of years to be agreed, at a commencing rental of £35,000 per annum exclusive.

There will be a Service Charge to contribute towards the maintenance of the site, road access, and privately managed services. Buildings insurance will be recharged separately.

Further detail available upon request.



## Accommodation (all areas are approximate)

Ground Floor	310.9 sq m	3,347 sq ft
First Floor	88.9 sq m	957 sq ft
Basement	40.5 sq m	436 sq ft
<b>Total</b>	<b>440.3 sq m</b>	<b>4,740 sq ft</b>

## VAT

We understand that the property is not elected for VAT at this time.

## EPC

Rating D90 – Valid until 2032. Further details upon request.

## Viewing

Strictly by prior appointment, please contact us on:

[robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

07775 588223

**01473 211933**



Suite C, Orwell House, The Strand,  
Wherstead, Ipswich, IP2 8NJ

## NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2. All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the, correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.

