



Suffolk House, Civic Drive, Ipswich IP1 2AN

TO LET

Office Space Available to Let in Ipswich
Town Centre

5,186 - 61,002 Sq Ft
(482 - 5,667 Sq M)

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DESCRIPTION

Grade A refurbished accommodation will be provided in Ipswich Town Centre. The Ground to Third floors offer fitted space and the Fourth to Eighth are in a shell and core condition. The property includes passenger lifts, basement ancillary space, male/female and disabled WCs. Parking.

New sub-leases available for a term to be agreed. Alternatively, a new lease of the whole may be available from the freeholder.

- ✓ 10 minute walk from Ipswich Railway Station
- ✓ 10 minute walk to Ipswich High Street
- ✓ Rent £17.50 psf
- ✓ Service Charge EST £5.00 psf
- ✓ Rates EST £5.00 psf
- ✓ Trains to London Liverpool Street Station in 1hr 4m

LOCATION

Well-located office on Civic Drive, with good access to Ipswich High Street, Train Station and the A14.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Basement (Storage)	6,624	615
Ground	5,186	482
First	6,014	559
Second	6,048	562
Third	6,133	570
Fourth	6,164	573
Fifth	6,160	572
Sixth	6,193	575
Seventh	6,163	573
Eight	6,317	587
Total	61,002	5,667

VAT

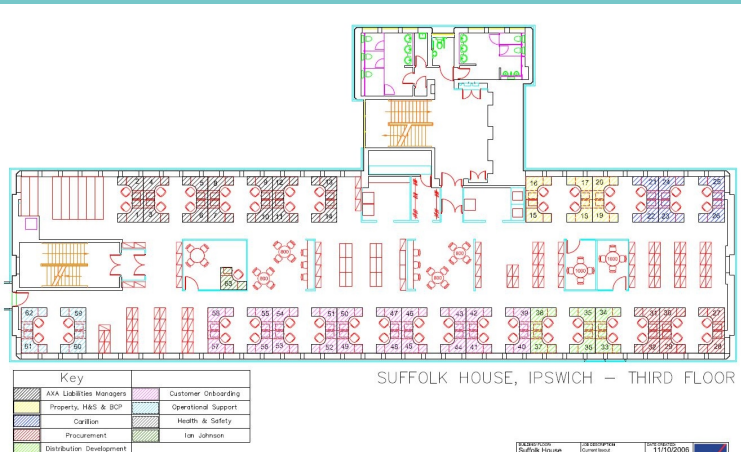
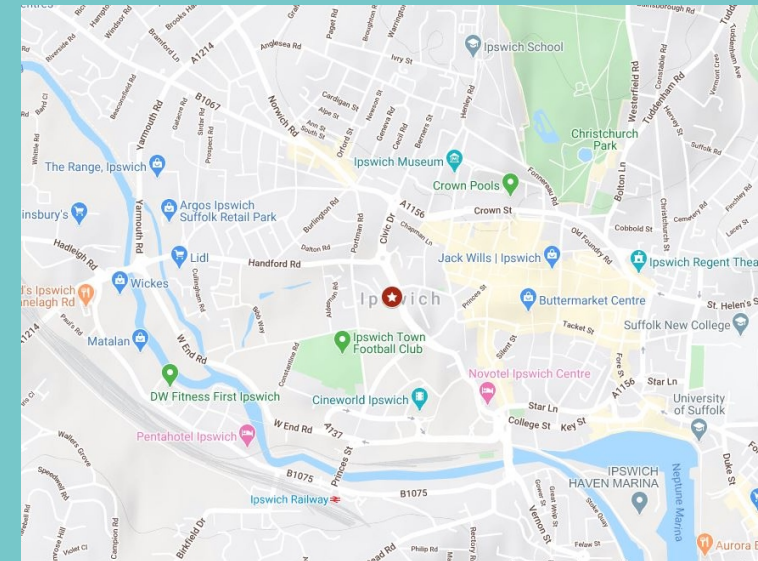
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



lsh.co.uk

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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