

Office

To Let: Grade II Listed First Floor Offices



First Floor, 12 Northgate Street, Ipswich IP1 3DB

Approx. 111.75 sq m (1,203 sq ft)

- Prominent town centre location on busy arterial route
- Fully refurbished – new carpets, fully fitted kitchen with new vinyl floor, LED lighting, gas fired central heating
- Private hallway/reception area leading to 5 offices
- Immediate occupation
- To let on new lease at a rental £8,880 per annum exclusive



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (15 miles to the east) to the East Midlands.

Situation

The premises are situated on Northgate Street in the town centre, close to the County Library and the main shopping thoroughfares of Tavern Street and Westgate Street. All the town's amenities including public car parks are within easy walking distance.

Description

The property comprises Grade II Listed first floor offices off a communal staircase with access from Northgate Street. There are five offices, three of which are accessed through a private hallway/reception area. The offices benefit from gas fired central heating, LED lighting and have been fully refurbished to include new carpets, decoration, fully fitted kitchen with new vinyl floor and WCs. The premises are available for immediate occupation.

Planning

The property has consent for E(g)(i) office use, but would be suitable for a variety of Class E uses, subject to planning. All interested parties should contact Ipswich Borough Council on 01473 433200.

Business Rates

Rateable Value £6,900. Small business rates relief may be applicable. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The offices are available to let on new internal repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £8,880 per annum exclusive.

VAT

VAT is not applicable.

Accommodation

5 Offices, Kitchen & WCs

Total Area	111.75 sq m	1,203 sq ft
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Energy Performance Certificate

The existing EPC has expired, rating D84, and a new one will be commissioned.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Services

We understand that all mains services are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including any IT and telecommunications links. No service charge.

Viewing

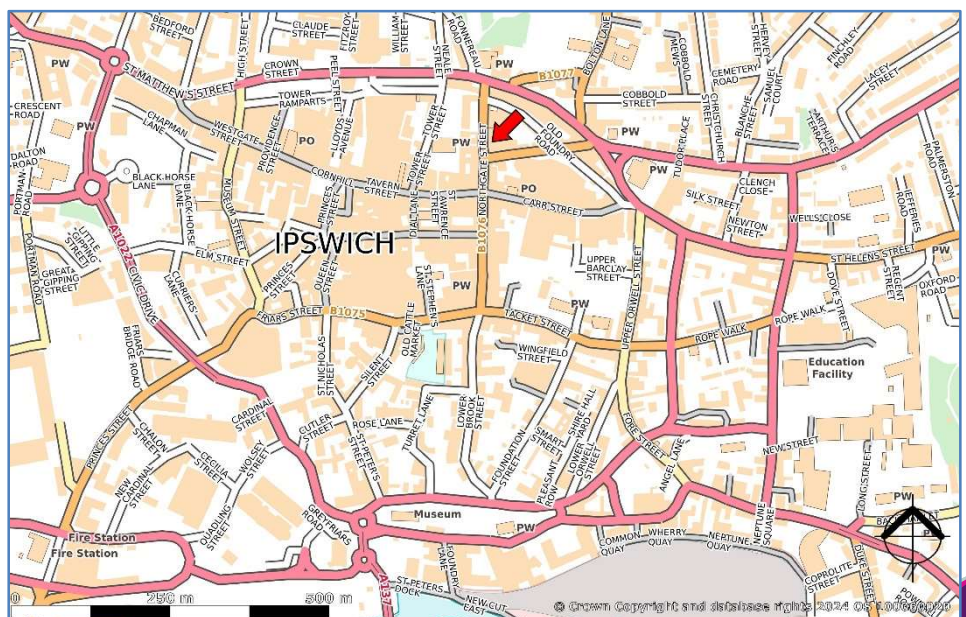
Strictly by prior appointment with sole agents Penn Commercial on:



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