

READER
COMMERCIAL

01473 289600

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OFFICE UNIT – RENT REDUCTION ONLY £7.40 SQ FT



2 Merchants Court
45 Lower Brook Street
IPSWICH
IP4 1AQ

TO LET

Further incentives available
Net Internal Area 107 sq m (1,152sq ft)
Town Centre Location
1 Car Parking Space

Hubbard House, Civic Drive, Ipswich, Suffolk IP1 2QA

Telephone: 01473 289600 **Fax:** 01473 289331

Email: info@readercommercial.com **www.readercommercial.com**





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LOCATION

The premises occupy a prominent position just off the junction of Lower Brook Street and Foundation Street which links Ipswich Town Centre with the docks one-way system. The property is close to the Waterfront area, which has undergone several multi million pound regeneration schemes creating residential, commercial and leisure opportunities along with the new University Campus Suffolk. There is also a multi-storey car park on Foundation Street, which has 513 car spaces.

DESCRIPTION

The premises comprise a modern three storey office building of concrete frame construction with Suffolk lime-stone brick elevations under a pitched slate tiled roof. To the rear of the property is a courtyard with one designated car parking space. The property benefits from a intercom access, new air source heat pump central heating system and has recently been redecorated throughout.

ACCOMMODATION

(Please note all areas are appropriate)

Ground Floor:

Reception office area: 19 sq m (204 sq ft)

First Floor:

Office 1 19 sq m (204 sq ft)
Office 2 20.75 sq m (223 sq ft)
Kitchen area 2.5 sq m (27 sq ft)

Second Floor:

Office 1 19.2 sq m (207 sq ft)
Office 2 26.5 sq m (318 sq ft)

Total Area 107 sq m (1,152 sq ft)

TERMS

The office is available by way of a new Full Repairing and Insuring Lease, length to be agreed on a proposed commencing rent of £8,500 per annum exclusive. Further incentives available.

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RATES

We have been verbally advised by Ipswich Borough Council:
Rateable Value £7,500

SERVICE CHARGE

As per the Lease provisions.

VAT

VAT will be applicable to the rent.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By prior appointment only with Sole Agents
Reader Commercial on 01473 289600
martin@readercommercial.com
The Agents have an interest in this property.



Plan is for identification purposes only



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Energy Performance Certificate
Non-Domestic Building



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45, Lower Brook Street
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Certificate Reference Number:
0020-0832-5689-1321-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

66

This is low energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	136
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	47.12

Benchmarks

Buildings similar to this one could have rating as follows:

28 If newly built

75 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.