



01473 289600

www.readercommercial.com

TO LET OFFICE

PROMINENT TOWN CENTRE THREE STOREY OFFICE BUILDING

WITH PARKING FOR 8 CARS

324.22 SQ M/3,490 SQ FT



5-7 St Peters Street

Ipswich

Suffolk

IP1 1XF

TO LET

Ideal for a number of uses (stp)

Rear parking for 8 cars

Gas fired central heating

New flexible lease terms

(May split)

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

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

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





01473 289600

www.readercommercial.com

LOCATION

The property is situated close to the town centre of Ipswich the County town of Suffolk approximately 70 miles north east of central London and 55 miles south east of Cambridge. Road links are good to the town via the A12 and A14 trunk roads. By rail it takes 1 hour 10 mins approximately from London Liverpool Street to Ipswich mainline station.

The property is located on the corner of St Peters Street and Rose Lane in the "Saints" quarter of the town centre. This location houses a good mix of professional firms along with bars, restaurants and some retail. The Saints Quarter is also a key link between Ipswich town centre and the regenerated Waterfront.

DESCRIPTION

The property comprises a prominent 3 storey corner property in a conservation area. Internally the ground and first floors are segregated into offices of varying sizes all carpeted and benefit from gas fired central heating. The second floor is open plan and has a timber floor throughout. Male and female Wc facilities are located on the ground floor along with the kitchen and there is a further WC facility at first floor level. To the rear of the property is parking for up to 8 cars..

ACCOMMODATION

(Please note all areas are appropriate and have been measured on a net internal basis)

Ground floor	122.63 sq m	1320 sq ft
Split into 4 offices of varying sizes		
Kitchen	5.39 sq m	58 sq ft
First Floor	128.11 sq m	1372 sq ft
Split into 5 offices of varying sizes		
Second floor	68.1 sq m	733 sq ft
Note: second floor ceiling height restricted to 1.86 m/6 ft 1"		
Total Area	324.22 sq m	3490 sq

TENURE

The property is available by a new lease length to be agreed subject to 5 yearly upward only rent reviews where applicable. Rent upon application.

Note: consideration would be given to the property to being split.

RENT

Rent upon application.

VAT

All rents prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The rateable value for the property is £28,250 .

EPC

The property has an EPC rating of D – 81.

LEGAL COSTS

Each party to bear their own legal costs

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property.

VIEWING

Strictly by prior appointment with Joint Sole Agents Reader Commercial on 01473 289600
martin@readercommercial.com

or Kemsley Property Consultants on 01245 358988
stephen.hiner@kemsley.com

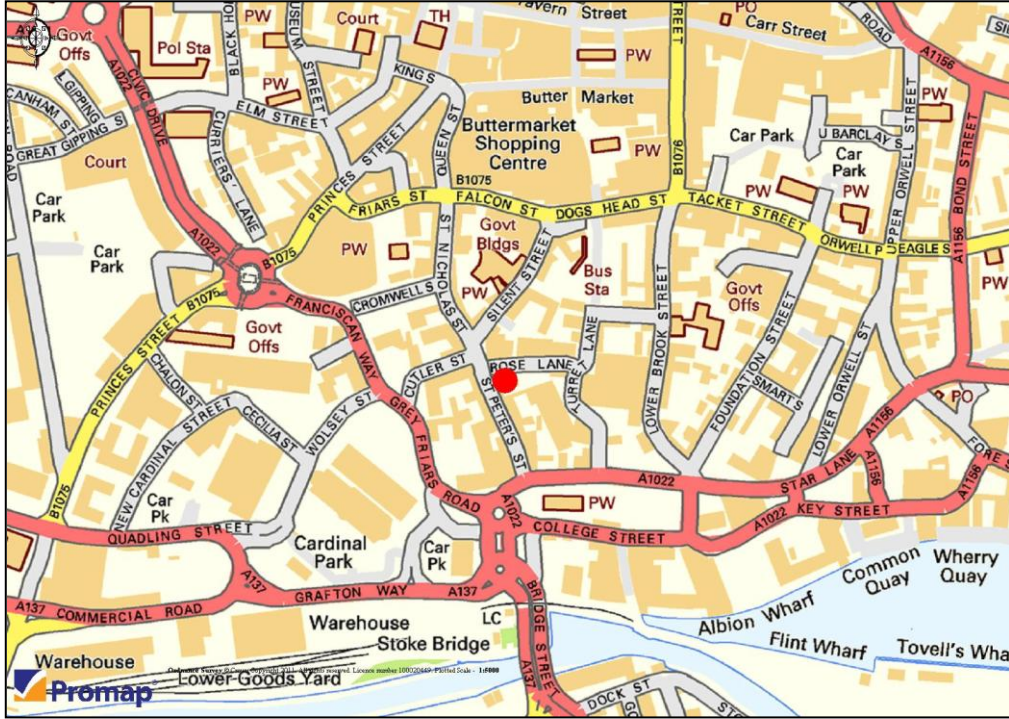


01473 289600

www.readercommercial.com

READER
COMMERCIAL

(plan is for location purposes only)



Reader Commercial Limited Reg Office Hubbard House, Civic Drive, Ipswich, Suffolk, IP1 2AR. Registered in England and Wales. Registered No: 2813933. These particulars do not constitute any part offer or contract. Whilst Reader commercial Limited has taken all reasonable steps and exercised all due diligence to avoid committing an offence under the Property Misdescription Act 1991 any intending purchaser should satisfy themselves as to the correctness of these particulars, statements made and the VAT implications. All negotiations to be conducted through Reader Commercial Limited

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

Telephone: 01473 289600 Fax: 01473 289331

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

