



**01473 289600**

**www.readercommercial.com**

## **TOWN CENTRE OFFICES WITH PARKING TO LET**

**112 SQ M/1,207 SQ FT to 365 SQ M/3,929 SQ FT**



**New lease length to  
be agreed**

**Rent £8.90 psf**

4, 5 & 6 Merchants Court  
74, 76 & 78 Foundation Street  
Ipswich  
IP4 1BN

### **TO LET**

Three, 3 storey interconnecting office buildings  
Available separately or as a whole  
3 on site car spaces  
Ideal for conversion to residential  
(freehold possibly available)  
Available Q3 2016

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

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

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





# 01473 289600

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### LOCATION

The property occupies a prominent corner position on the junction of Lower Brook Street and Foundation Street just off the Star Lane one way system. This locality benefits from being between the main town centre and Ipswich waterfront. Nearby is seeing considerable redevelopment including the East Anglian Daily Times office site.

### DESCRIPTION

The available accommodation comprises three, 3 storey interconnecting office buildings which were built in the late 1980's. The buildings are available separately or as a whole. Internally each unit has cellular offices of various sizes with WC's on ground and second floor, carpeting throughout and electrical night storage heating. To the rear is parking for 3 cars.

### ACCOMMODATION

*(Please note all areas and dimensions are approximate)*

Areas	Unit 4	Unit 5	Unit 6	Total
Ground floor	30.05m <sup>2</sup>	33.7m <sup>2</sup>	35.1m <sup>2</sup>	98.85m <sup>2</sup>
First Floor	40.9 m <sup>2</sup>	47 m <sup>2</sup>	44.5m <sup>2</sup>	132.4 m <sup>2</sup>
Second floor	41.2 m <sup>2</sup>	47.6m <sup>2</sup>	44.9m <sup>2</sup>	133.7 m <sup>2</sup>
	<b>112.15m<sup>2</sup></b>	<b>128.3m<sup>2</sup></b>	<b>124.5m<sup>2</sup></b>	<b>365 m<sup>2</sup></b>
Sq ft	(1,207)	(1,381)	(1,340)	(3,929)

### CAR PARKING

To the rear of the property via the courtyard entrance is parking for 3 vehicles.

### SERVICES

Electric and mains drainage are connected. Gas is not connected but available in the street.

### TERMS

The properties are available by way of a new lease(s) length to be agreed subject to 5 yearly upward only rent reviews if applicable at a proposed commencing rent of £35,000 pa for the entirety.

Note: Each unit can be available rent upon application.

Alternatively consideration would be given to the disposal of the freehold interest should a party wish to convert these units to residential.

### VAT

Vat will be applicable to the rent.

### SERVICE CHARGE

There will be a service charge payable to the estate. Please contact the agents for further information.

### LOCAL AUTHORITY

Ipswich Borough Council Tel 01473 432000

### BUSINESS RATES PAYABLE

Rateable value £26,000 pa, rates payable For 2016 £12,922 pa.

Note these rates payable are approximate.

### EPC – attached

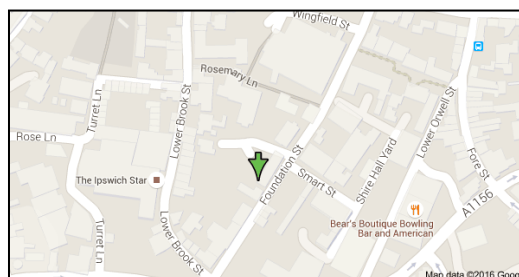
### LEGAL COSTS

Each party to bear their own legal costs

### VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600 [martin@readercommercial.com](mailto:martin@readercommercial.com)

(plan is for location purposes only)



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### READER COMMERCIAL

Rear view



#### Energy Performance Certificate Non-Domestic Building



74 Foundation Street  
IPSWICH  
IP4 1BN

Certificate Reference Number:  
0320-0936-2929-0003-3002

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](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

97

This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 155  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 65.93

#### Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

76 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.

#### Energy Performance Certificate Non-Domestic Building



76 Foundation Street  
IPSWICH  
IP4 1BN

Certificate Reference Number:  
0350-0736-6839-9803-6006

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](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

96

This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 182  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 66.46

#### Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

75 If typical of the existing stock

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### Energy Performance Certificate



Non-Domestic Building

78 Foundation Street  
IPSWICH  
IP4 1BN

**Certificate Reference Number:**  
0390-0536-1609-7903-8006

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](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

97

This is how energy efficient the building is.

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<sup>2</sup>): 155  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 65.93

#### Benchmarks

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#### Green Deal Information

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**Note: The agents do have an interest in this property.**

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