

connexions
159

READY FOR OCCUPATION

Princes Street, Ipswich IP1 1QJ



TO LET: Town centre location

- 2 minutes walk from Ipswich Train Station • 5 minutes walk to Town Centre • 60+ car parking spaces • Grade A office space of over 43,000 sq ft
- Suites from from 725sq m/7810 sq ft to 4148 sq m/44646 sq ft

See what's on offer www.connexions159.co.uk

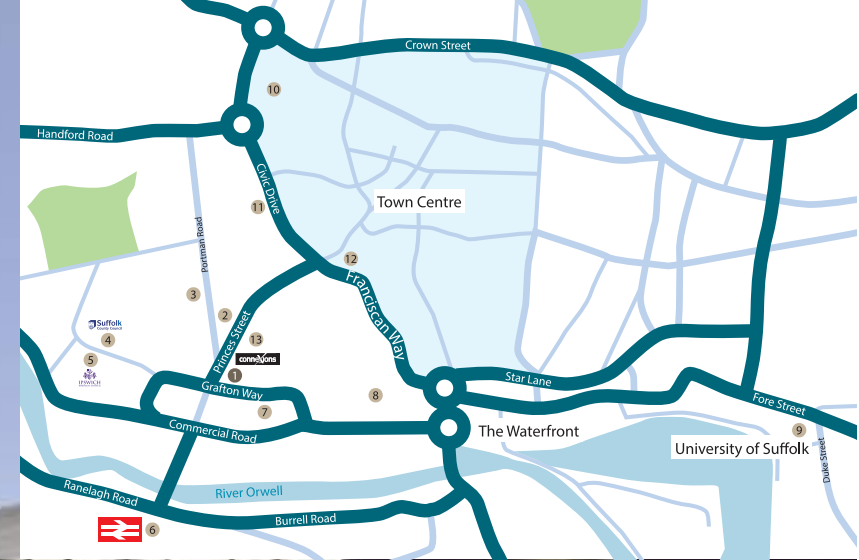
THE PREMIER BUSINESS LOCATION IN IPSWICH

Princes Street, Ipswich IP1 1QJ

- AVAILABLE AS A WHOLE OR ON FLOOR BY FLOOR BASIS
- FLEXIBLE INTERNAL CONFIGURATION
- TAILORED TO OCCUPIERS' REQUIREMENTS
- THE BUILDING BENEFITS FROM ENTERPRISE ZONE STATUS ENTITLING THE OCCUPIERS TO SUBSTANTIAL BUILDING RATES REBATES FOR FIRST 5 YEARS OF OCCUPATION. PLEASE ASK FOR DETAILS

- Open plan office areas
- Energy efficient building finished to BREEAM 'Very Good' standard
- Superfast Broadband
- EPC "A" rated
- Roof terrace to top floor
- LED lighting
- Balconies on each floor
- VRV comfort cooling air conditioning
- Raised floors
- Two lifts

1. **connexions**
2. **ARCHANT** (EADT)
- 3.
4. **Suffolk County Council**
5. **IPSWICH**
6. 60 minutes from London
7. **Regal Hotel**
8. **cineworld**
9. **University of Suffolk**
10. **NHS**
11. **AXA**
12. **Willis Towers Watson**
13. **Birketts** 2017



Terms: Building available by way of new lease(s), length to be agreed.
For further information contact joint sole agents



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