

## LOCATION

Fore Street is situated on the south eastern corner of Ipswich town centre. This location is within walking distance of the main town centre and Ipswich Waterfront. Fore Street forms part of the conservation area of the town centre and is located within the Link Quarter of central Ipswich named for its linking independent leisure, retail, and office sectors with residential. 24 Fore Street can be found at the town centre end just off the junction of Star Lane one way system.

## DESCRIPTION

The property comprises an attractive 3 storey mid terraced grade II listed multi let office building dating back to the 17<sup>th</sup> century. The property has recently undergone a complete refurbishment and offers office suites suitable for 2 person upwards in cellular rooms/suite of varying sizes. Internally the property is equipped with new carpeting, led lighting, new gas fired central heating and full redecoration. Subject to demand it is proposed the existing ground floor kitchen facilities if to be relocated to the rear of the property creating a further ground floor office serving an additional two first floor offices via a self contained staircase. Outside to the rear of the property is an enclosed courtyard with the proposal of a bike rack with parking beyond accessed off Star Lane.

## ACCOMMODATION

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

### Ground floor

Suite 1 - LET

Comprising 2 rooms totalling 43.9 sq m 473 sq ft

Suite 2

Single office 21.8 sq m 235 sq ft

Suite 3a

17.2 sq m 185 sq ft

Comprise a new ground floor office.

**Note:** this is currently the communal kitchen which is proposed to be relocated to the rear of the property.

Rear store room, WC and proposed new kitchen area with access to the enclosed courtyard.

### First floor

Suite 3b 47.3 sq m 509 sq ft

Suite 4

Single office 16.6 sq m 179 sq ft

Suite 5

Comprise 2

linking offices totalling 38.0 sq m 353 sq ft

## SERVICES

All main services connected with mains electric, water and drainage. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies, telecoms and IT links.

## TERMS

The suites are available by way of a new lease, length to be agreed (minimum term 12 months), subject to 3 yearly upward only open market rent reviews (if applicable). Rent to be paid quarterly in advance, this includes service charge and insurance. On the proposed commencing rents:-

Suite 1	LET
Suite 2	£57 per week exclusive
Suite 3a	£45 per week exclusive
Suite 3b	£123 per week exclusive
Suite 4	£44 per week exclusive
Suite 5	£86 per week exclusive

## BUSINESS RATES

Individual tenants will be responsible for their business rates. Each suite should benefit from small business rates relief, however we strongly advise each individual to carry out their own investigation with Ipswich Borough Council Business Rates Department.

## EPC – upon request



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