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Hubbard House, 6 Civic Drive, Ipswich, Suffolk IP1 2QA

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET

**OFFICE SUITE – 271 SQ M/2,914 SQ FT
AVAILABLE IN WHOLE OR IN PART**



Suite 2, 3rd Floor

Hubbard House

6 Civic Drive

Ipswich

Suffolk

IP1 2QA

TO LET

Town centre office, Prominent Building
On site car parking (subject to availability)

VAT exempt

New lease terms available

May split

Including LED lighting (in part), air conditioning (in part)

In need of redecoration

LOCATION

Ipswich is the county town of Suffolk with a population of approximately 140,000 people. The town is well connected, being approx 70 miles North of London and via rail is 1 hour 10 minutes to London Liverpool Street. Hubbard House is centrally located at the top of Civic Drive which forms part of the Town's inner arterial route that connects the Town Centre with the A12 and A14 trunk roads. The property also has the benefit of being only a few minutes' walk from prime high street and associated amenities with nearby occupiers including Tesco Express, Marks and Spencer and the Wolsey Theatre.

DESCRIPTION

The property comprise an attractive four storey office building of cavity block elevation under a mansard roof. The third floor accommodation has previously been segregated into a front and rear section, however can either be available as a whole or may split, subject to term. At present the front suite benefits from two meeting rooms with LD lighting asnd an open plan office area. The rear section is predominantly open plan in need of redecoration and carpeting and benefits from a kitchen/breakout area which would become communal should the suite be split. The third floor is served by communal male and female WC's and access to the suite is via the stairwell or passenger lift. the building benefits from parking both on site and under the adjacent building. (subject to availability).

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Third Floor suite
Gross internal area 271 sq m 2,914 sq ft

Alternatively in its current configuration:

Front suite 133.6 sq m 1,438 sq ft

incorporating 2 meeting rooms and an open plan office area

Rear suite 130.2 sq m 1,402 sq ft

incorporating predominantly open plan accommodation with a kitchen/break out area and server room

Note: should these suites be separated the break out/kitchen area will become communal to the front and rear areas.

SERVICES

We understand all mains are connected.

TERMS

The property is available by way of new lease length to be agreed, subject to 5 yearly upward only rent reviews where applicable with a proposed commencing rent of £11 per sq ft.

SERVICE CHARGE

Service charge is applicable to this suite.

VAT

Vat is not applicable to the rent.

BUSINESS RATES

The rateable value for this property is £23,750 per annum with rates payable circa. £12,160 per annum. Interested parties should contact Ipswich Borough Council Business Rates Department . Contact telephone number: 01473 433851

EPC rating

Upon request.

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

Note: The Agent's have an interest in this property.



Plan is for location purposes only







