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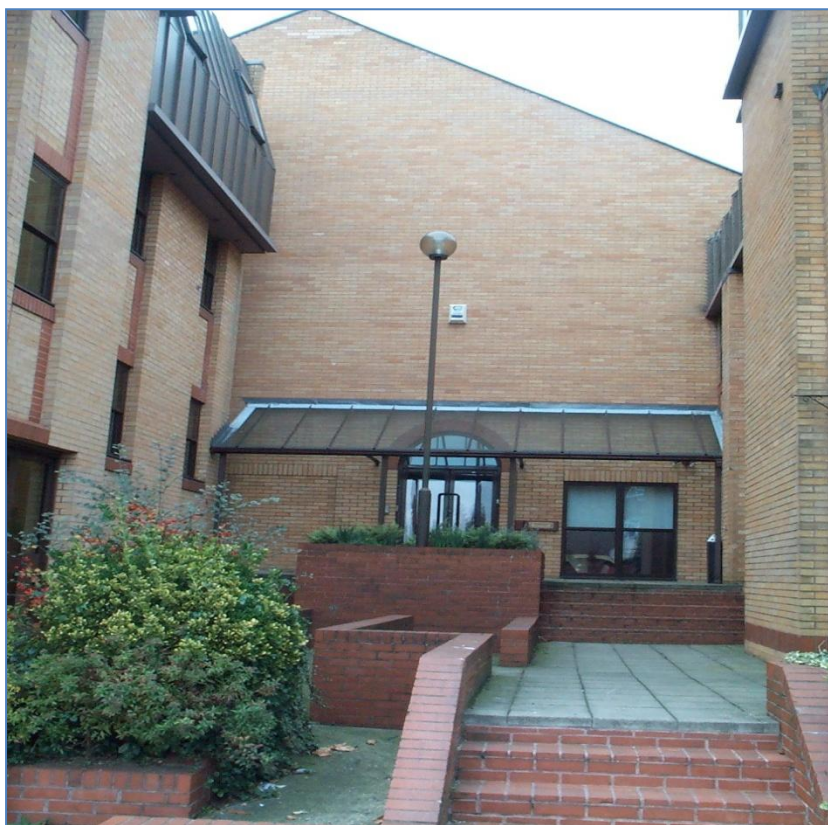
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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET – FORMER LEISURE UNIT 748.12 SQ M/8,053 SQ FT



St Matthews Court
4 Civic Drive
Ipswich
IP1 2QA

TO LET

Ideal for many uses stp
Former gym with parking
Two storey open plan accommodation
Edge of Ipswich town centre
New lease terms

LOCATION

St Matthews Court is located on the edge of Ipswich town centre, close to public car parks, where St Matthews Street joins Civic Drive forming part of the towns inner arterial route. This location is within a short walk of the prime retail area with occupiers such as Marks & Spencer and W H Smiths.

DESCRIPTION

The property comprises 2 floors of open plan space above a basement car park. Vehicular access is off St Matthews Street with pedestrian access off Civic Drive. The property has an established leisure use with changing rooms at ground and first floor. Within the basement are 15 car spaces of which 8 are designated to the gym. The property does lend itself to alternative uses.

ACCOMMODATION

(Please note all areas are approximate)

| | | |
|--------------|-------------|-------------|
| Ground floor | 398.26 sq m | 4,287 sq ft |
| First floor | 349.86 sq m | 3,766 sq ft |

| | | |
|------------------|--------------------|--------------------|
| Total NIA | 748.12 sq m | 8,053 sq ft |
|------------------|--------------------|--------------------|

The property has use of 8 exclusive staff car parking spaces in the basement car park.

TERMS

The property is available by way of a new full repairing and insuring lease, length to be agreed. Quoting rent £60,000 per annum.

VAT

VAT is not applicable to this lease.

SERVICES

All main services are connected. 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.

BUSINESS RATES

The rateable value is £33,750 for 2020/21.
Rates payable circa. £17,010 per annum.

EPC – upon request

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

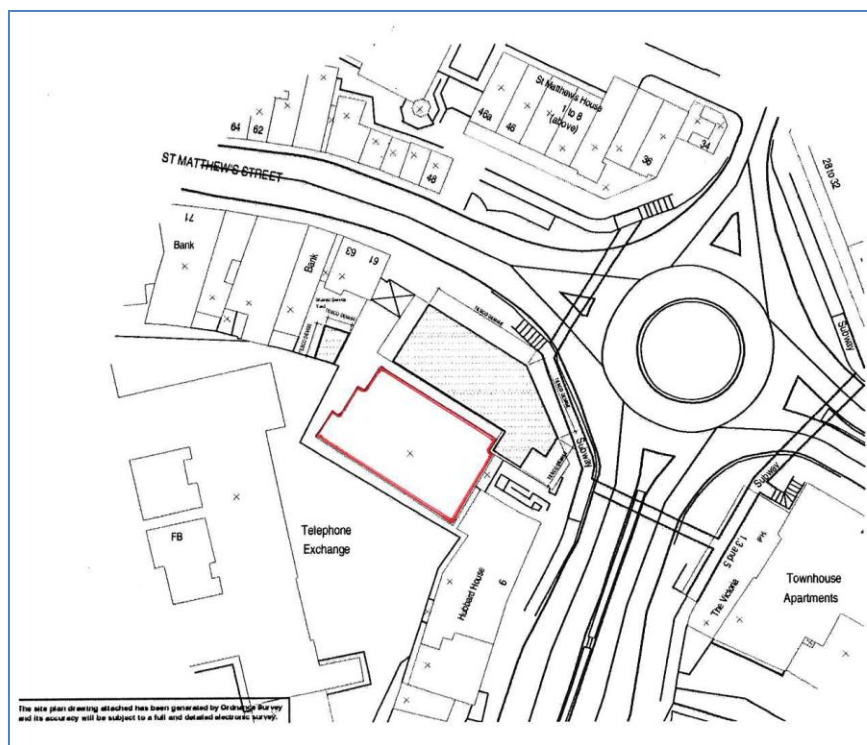
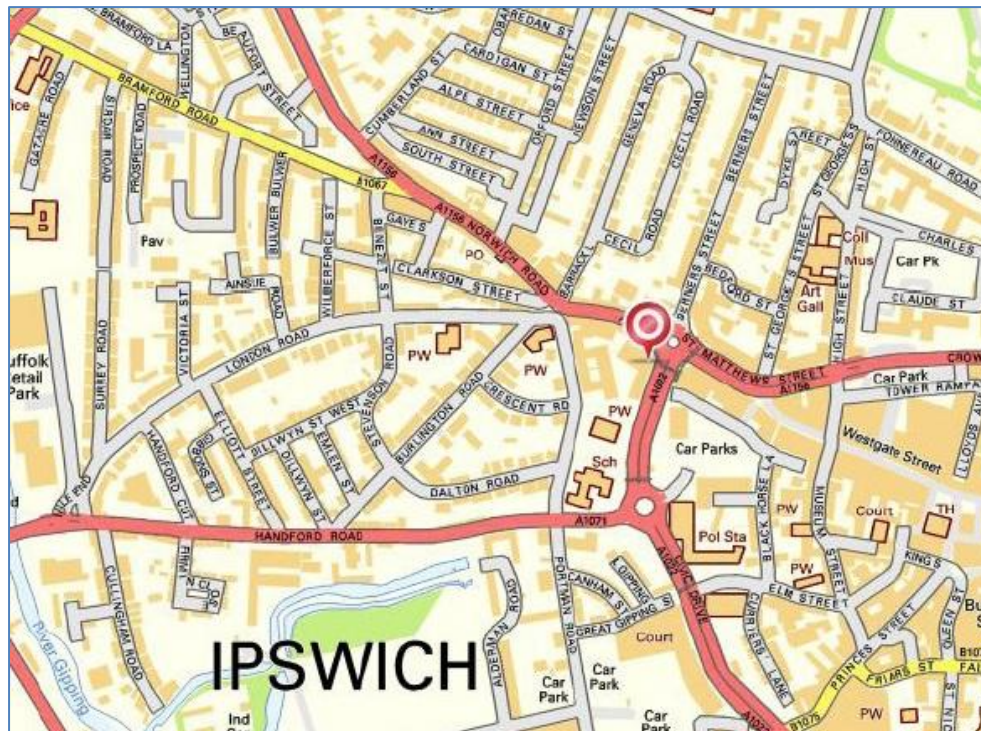
Strictly by prior appointment with Reader Commercial on 01473 289600 or
martin@readercommercial.com

Note:

The agents have an interest in this property



Plan is for location purposes only



The site plan drawing attached has been generated by Ordnance Survey and its accuracy will be subject to a full and detailed electronic survey.



