

TO LET: Attractive ground floor offices with good visibility



37 St. Margaret's Street, Ipswich, Suffolk, IP4 2AT

Approx.. 63.5 sq m (683.5 sq ft) all ground floor

- Prominent location on major arterial road
- Walking distance to unrestricted parking areas
- Close to town centre amenities
- Two offices, kitchen, WCs, and open plan office
- Grade II listed, characterful, historic property with exposed beams
- Available on new lease terms at a rent of £7,500 per annum
- Nearby occupiers include Beauty, Hair Dressers, Estate Agent,
- Solicitors, Service Offices, Recruitment, Design Agency

Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands

Situation

The property is situated in a prominent position on St. Margaret's Street just to the north east of the main town centre, on a busy arterial route. All the town's main amenities are within easy walking distance

Description

The offices provide ground floor open plan office accommodation with two separate meeting / director offices, a kitchen area, and WC's. The offices present well with exposed timbers, wall sconces, carpet tiles, leaded windows with secondary glazing, and storage heaters. The property does not contain parking, however there are permits for sale in nearby pay and display car parks or residential unrestricted parking within a 10 minute walk.

Planning

We believe that the property currently has Class E use consent.

All interested parties should contact Ipswich Borough Council

Business rates

Rateable Value from April '23 - £6,400

All interested parties should contact Ipswich Borough Council.

Energy Performance Certificate

Rating E116. Under certificate number 2130-3662-6090-9101-6901. Expires 5th February 2031.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

Legal Costs

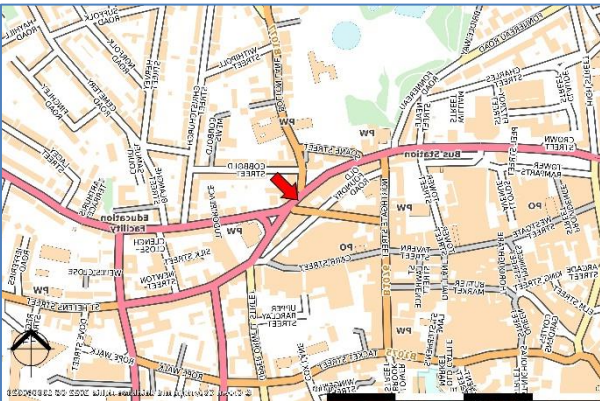
Each party to bear responsibility for their own legal costs incurred in this transaction

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT and telecommunications links. There is a contribution to the external decoration of approx. £260 per annum. Building Insurance is to be recharged separately.

Terms & Tenure

The premises are available to let on new lease terms at a rental of £7,500 per annum exclusive. VAT is not applicable at this time



Accommodation (all areas are approximate)

Area	Size (Sq M)	Size (Sq Ft)
Mezz office	59.5 sq m	640.4 sq ft
Kitchen	4 sq m	43 sq ft
Total	63.5 sq m	683.4 sq ft

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