

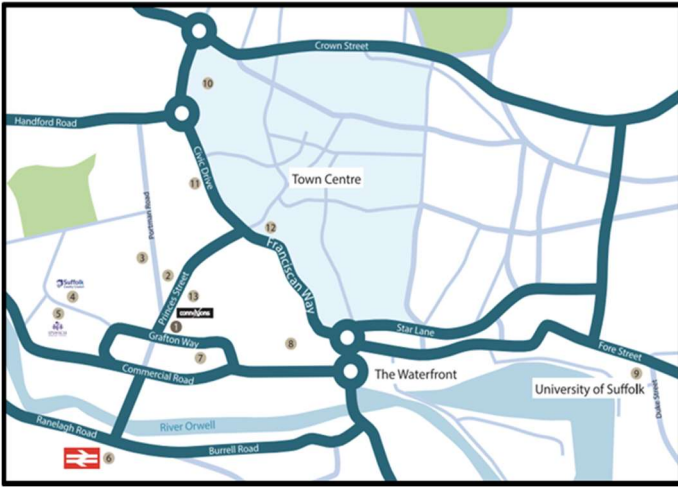


TO LET: SECOND FLOOR TOWN CENTRE OFFICE SUITE
Connexions 159, 159 Princes Street, Ipswich, Suffolk IP1 1QJ
Approx. 232 sq m (2,500 sq ft)

- **Grade A office suite in a prominent town centre location**
- **2 minutes' walk from Ipswich Rail Station**
- **5 minutes' walk to town centre**
- **4 allocated car parking spaces**
- **Rent of £55,000 per annum exclusive, plus VAT**

01473 211933
penncommercial.co.uk





LOCATION

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, 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

Connexions 159 is located on Ipswich's Princes Street, at the heart of the town's financial centre, on the crossroads with Grafton Way. It is a two-minute walk from Ipswich Rail Station, and a five-minute walk to the town centre.

DESCRIPTION

This spacious open-plan office suite on the Second Floor has a flexible internal configuration and can be tailored to the occupier's requirements. Offering a kitchen, WCs, LED lighting, superfast broadband and VRV comfort cooling air conditioning. The building is finished to BReeam 'Very good' standard. Four allocated car parking spaces are available in the staff car park to the rear.

ACCOMMODATION (all areas are approximate)

Total Second Floor Area **232 sq m** **2,500 sq ft**

PLANNING

The property currently has consent for office use. All interested parties should contact Ipswich Borough Council on 01473 433200.

LEGAL COSTS

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

EPC

The EPC is rated A. Available upon request.

BUSINESS RATES

All interested parties should contact Ipswich Borough Council on 01473 433851.

SERVICE CHARGE

A service charge is applicable. The service charge budget for 2023 for this suite is £10,400, plus VAT.

SERVICES

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 proposed tenant to satisfy themselves as to their operation/condition including IT and telecommunication links.

TERMS & TENURE

The premises are available on a new lease at £55,000 per annum exclusive, for a term of years to be agreed.

VAT

VAT is applicable.

VIEWING

To view or for further information, please contact:

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Penn Commercial
Suite C Orwell House
Fox's Marina
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Subject to contract

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