

Class E/Office/Medical/Alternative use

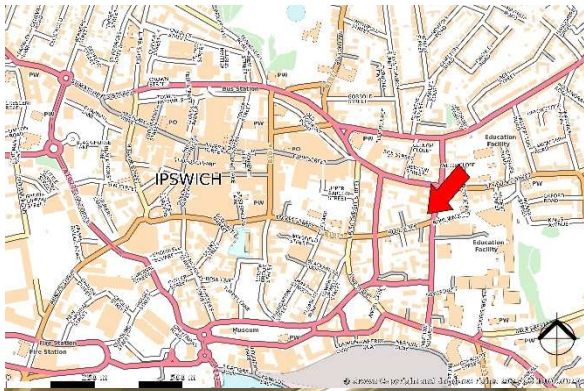
TO LET: Town Centre Offices - walking distance of waterfront



St Peter House B, 16 Grimwade Street, Ipswich, IP4 1LP

Approx. 120.3 sq m (1,295 sq ft)

- Semi-detached former union office in Ipswich town centre.
- Ground floor, kitchenette, WC, and open plan office.
- One car parking space available in shared car park to the rear of the building.
- Available immediately on new lease terms.
- Commencing rent of £13,000 per annum exclusive.
- Class E commercial use suitable for a variety of occupiers.
- Fully DDA compliant.
- Walking distance to Ipswich town centre and waterfront.
- Close proximity to Suffolk University and Suffolk New College.



Location

The property is located in Ipswich, which is the administrative and County town of Suffolk and one of the principal commercial and financial centres of East Anglia, with a residential population of circa 150,000 people (as at 2018). It benefits from excellent communication links via the A14 dual carriageway to the Midlands at Cambridge, the Port of Felixstowe and via the A12 to the M25. There are mainline rail links to London (Liverpool Street), with a fastest journey time of approximately 1 hour 15 minutes.

Situation

The property is situated on Grimwade Street and Rope Walk, which is part of the one-way system that runs through the town, connecting Ipswich Waterfront and the town centre, and Woodbridge Road/Foxhall Road.

This property is approximately 100m from Suffolk New College and Goals football centre. It is also approximately 300m from the University of Suffolk main campus and Ipswich Waterfront

Description

The property consists of ground floor mostly open plan offices with kitchenette, disabled access WC, security alarm, fibre internet and gas central heating. There are four meeting rooms in addition to the open-plan space. The property will require some light refurbishment and decoration. There is one car parking space at the rear of the property which is accessed by Rope Walk.

Planning

We understand the property to benefit from Class E use. All interested parties should contact Ipswich Borough Council, contactable on 01473 423019.

Business Rates

The rateable value is £10,250

The Rates payable are likely to be: **Nil** to businesses eligible for small business rates relief

To reach the business rates department, you can call 01473 937866.

EPC

Rating D90 – Valid until 2032. Further details upon request.

VAT

We understand that the property is not elected for VAT at this time.

Services & Utilities

We understand that mains electricity, gas and water are connected to the property. 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 infrastructure. The Tenant is responsible for all utilities.

Terms & Tenure

The premises are available to let on new lease terms, for a term of years to be agreed, at a commencing rental of £13,000 per annum exclusive.

There will be a Service Charge to contribute towards the maintenance of the site, road access, and privately managed services. Buildings insurance will be recharged separately.

Further detail available upon request.

Accommodation (all areas are approximate)

Open Plan Office	29.1 sq m	313.2 sq ft
Meeting Room A	6.6 sq m	71.0 sq ft
Meeting Room B	9.4 sq m	101.2 sq ft
Meeting Room C	13.3 sq m	143.1 sq ft
Meeting Room D	7.5 sq m	80.7 sq ft
Kitchenette/WC's	-	-
Total	120.3 sq m	1,295 sq ft

Viewing

Strictly by prior appointment, please contact us on:

robin@penncommercial.co.uk

07775 588223

01473 211933



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