

To Let: First Floor offices, with parking



First Floor, 57 Fore Street, Ipswich, Suffolk IP4 1JL

Approx. 131.19 sq m / 1,412.16 sq ft

- **Town centre location close to the Waterfront**
- **Open plan office accommodation, in good decorative order throughout**
- **2 car parking spaces (to be confirmed)**
- **Would suit a variety of Class E uses s.t.p.p.**
- **To let on new lease at a rental £12,500 per annum exclusive**



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Accommodation

Main Office	127.96 sq m	1,377.39 sq ft
Kitchenette	3.23 sq m	34.77 sq ft
Unisex WC		
Accessible WC		
Total Area	131.19 sq m	1,412.16 sq ft

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 4280-2937-0612-4295-8002, rating B43, valid until May 2033.

Legal Costs

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

VAT

VAT is not applicable.

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 any IT and telecommunications links. Service charge to be advised.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

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Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 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 (15 miles to the east) to the East Midlands.

Situation

Fore Street is situated on the south-eastern corner of Ipswich town centre and is within walking distance of the main town centre and Ipswich Waterfront. Fore Street forms part of the conservation area of the town centre and is located within the Link Quarter of central Ipswich, named for its linking independent leisure, retail, and office sectors, with residential accommodation.

Description

The property comprises open plan office accommodation on the First Floor, accessed via stairs, with a kitchenette and separate adjoining unisex WC. There is a shared accessible WC on the Ground Floor, with an adjacent storeroom / comms cupboard. Circa 2 car parking spaces are available nearby, and the offices are in good decorative order throughout. The premises will be available for occupation from the end of August 2023 (date to be confirmed).

Planning

The property has consent for E(g)(i) office use. but would be suitable for a variety of Class E uses, subject to planning.

All interested parties should contact Ipswich Borough Council on 01473 433200.

Business Rates

Rateable Value £17,900. Small business rates relief may be applicable. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The offices are available to let on new internal repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £12,500 per annum exclusive.



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