

Class E Offices

**TO LET: Convenient three-storey town centre offices,
with on-site parking**



43 Lower Brook Street, Ipswich, Suffolk IP4 1AQ
Approx. 221.76 sq m (2,387 sq ft)

- Convenient town centre location
- Close to the popular Waterfront
- 3 car parking spaces
- Would suit a variety of Class E uses s.t.p.p.
- To let at a commencing rental of £15,000 per annum exclusive



Accommodation

Ground Floor

Office Area: 46.2 sq m / 497 sq ft
Small Store: 16.0 sq m / 172 sq ft

Kitchen & WCs

Total Ground Floor: 62.2 sq m / 669 sq ft

First Floor

5 Offices Totalling 69.99 sq m / 753 sq ft

Second Floor

Open Plan Office: 75.66 sq m / 814 sq ft
Small Store: 13.94 sq m / 150 sq ft
Total Second Floor: 89.6 sq m / 964 sq ft

Total Floor Area (NI): 221.79 sq m / 2,387 sq ft

VAT

VAT status to be confirmed.

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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penncommercial.co.uk

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

The property is situated in Lower Brook Street, which is one of the main professional districts of the town, with various occupiers, including accountants, solicitors and HMRC. Access to the building is via Merchants Court, which is situated just off Lower Brook Street/Foundation Street.

Description

The property comprises a modern self-contained three-storey office building of traditional brick construction under a pitched tiled roof. The office accommodation is partly open plan, with kitchen and WCs on the ground floor.

There are 3 car parking spaces on-site.

Planning

The property has consent for E(g)(i) office use. All interested parties should contact Ipswich Borough Council on 01473 433200.

Energy Performance Certificate

Rated 62C, certificate 9395-3005-0331-0100-8001, valid until 7th May 2027.

Business Rates

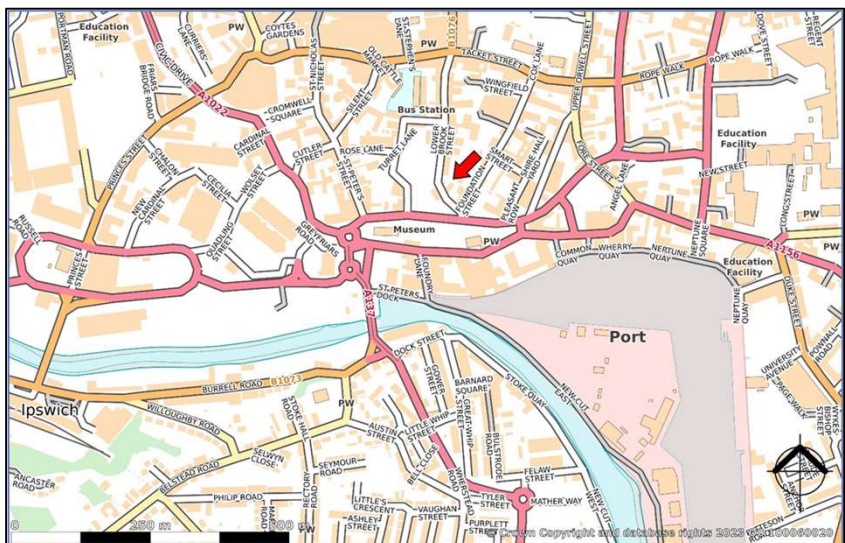
All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The offices are available to let on new lease terms, for a term of years to be agreed, at a commencing rental of £15,000 per annum exclusive.

Legal Costs

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



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