

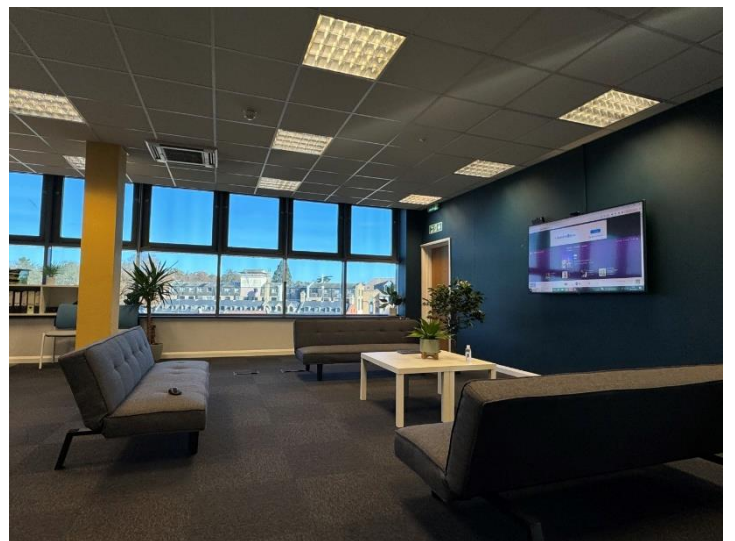
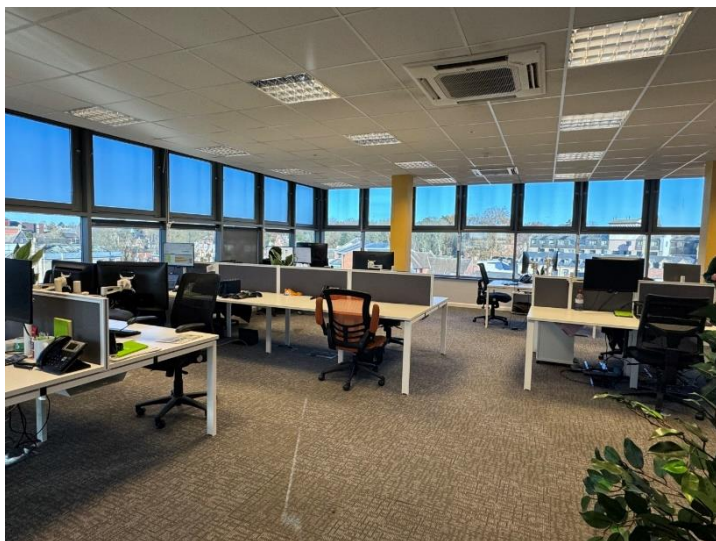
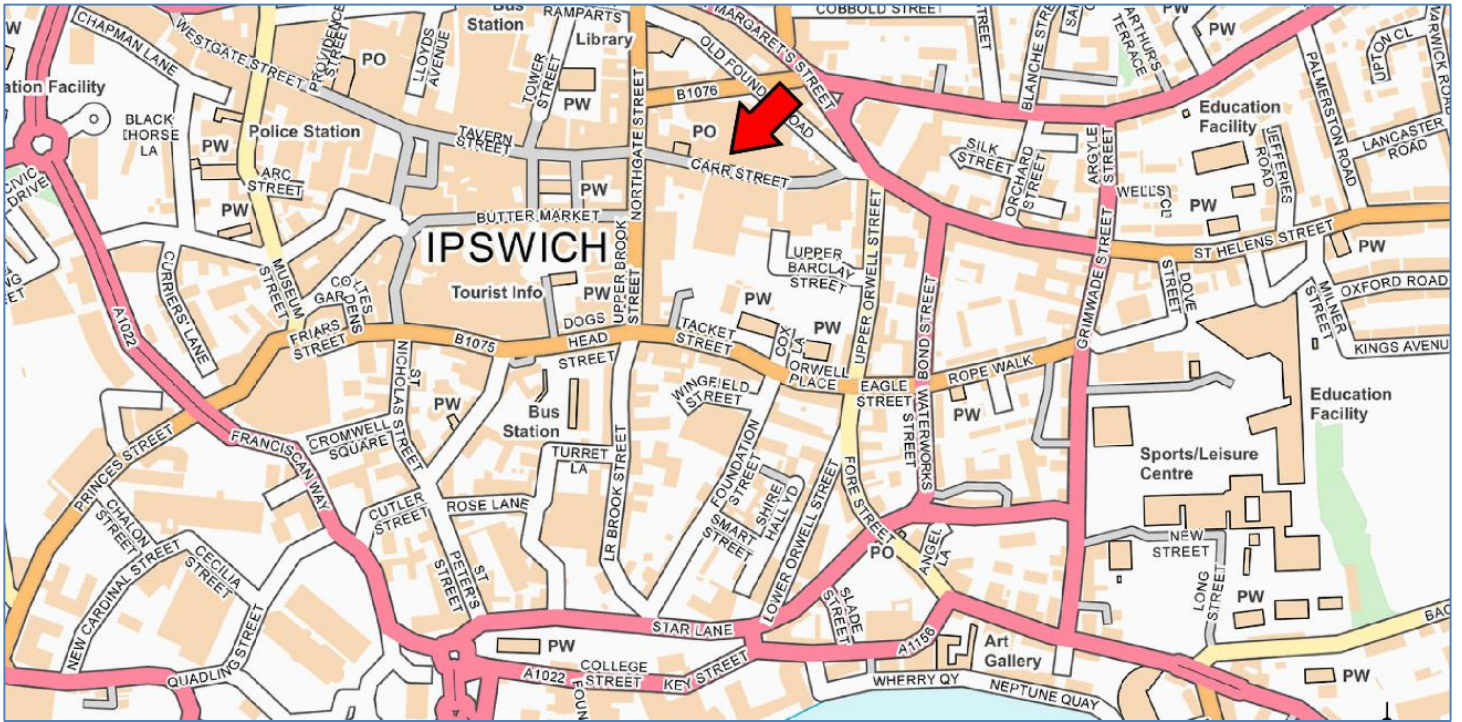
## Offices Third-floor town centre offices with parking To Let



**Third-Floor, Robert Ransome House**  
**Carr Street, Ipswich, IP4 1HA**  
Approx. 223.3 sq m (2,403 sq ft)



- **Panoramic views of Ipswich**
- **Open plan office accommodation with meeting room, board room**
- **5 car parking spaces to be included within the lease & close to public car parks**
- **Well maintained and presented with lift access**
- **Air conditioning / heating throughout. Large kitchen/break out area**
- **Suspended ceilings, LED lighting, WC's, and separate shower room**
- **Commencing rental of £32,500 per annum exclusive**





## 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

The property is accessed from either Carr Street on the pedestrianised high street (Nearby occupiers include Sports Direct, Santander, Costa, Post Office, B&M) or through the rear car park of the Eastgate Centre, which is accessed from Great Colman Street.

## Description

The property comprises a well configured office unit and offers ample car parking, good accessibility, and panoramic views over the town. The offices are in good decorative order (and are to be further refurbished), offer a meeting room, a board room, open plan office space, and provide good breakout space and staff facilities. There is a passenger lift, air conditioning/heating, and a shower. There are 5 car parking spaces to be allocated with the lease, and further spaces are available by separate negotiation.

## Planning

The property currently has consent for Class E Office use. All interested parties should contact Ipswich Borough Council on 01473 432000.

## Legal Costs

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

## Business Rates

Rateable Value £20,430. Estimated rates payable approx. £10,150. All interested parties should contact Ipswich Borough Council on 01473 433851.

## Terms & Tenure

The premises are available on a new lease, for a term of years to be agreed, at a commencing rental of £32,500 per annum exclusive.

There is a service charge which covers the communal areas, lift, external maintenance, parking, etc. Service charge costs are to be confirmed.

## VAT

VAT is applicable.

## Services & Service Charge

We understand that mains electricity, internet, 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 telecommunications links.

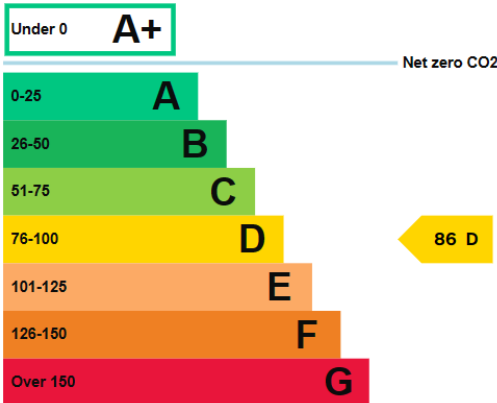
We understand this property is within the Business Improvement District and may be liable to pay the levy. Further information via [www.ipswichcentral.com](http://www.ipswichcentral.com)

## Accommodation (all sizes are approximate)

Total Area	223.3 Sq M	2,403.5 Sq Ft
------------	------------	---------------

## Energy Performance Certificate

Rating D86 under certificate reference number 9519-3058-0938-0102-0395, valid until August 2027.



## Viewing

Strictly by prior appointment with Penn Commercial:

**Penn Commercial**  
Ipswich

Robin Cousins

01473 211933

[robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

