

Office

High Quality Offices with Car Parking To Let



Unit 6B Three Rivers Business Centre, Felixstowe Road, Foxhall, Ipswich IP10 0BF

Approx 52.80 sq m (568.33 sq ft) net internal area

- Situated on the established Three Rivers Business Centre to the east side of Ipswich, with easy access to the town centre, Ransomes Europark and main A14
- Anti-glare strip lighting, suspended ceilings, air conditioning throughout, light and spacious working environment, landscaped amenity area, fibre broadband
- 8 designated car parking spaces with overflow car park, security lighting and secure gate access
- Available for immediate occupation, sought after location
- To let on new lease terms, at £11,000 per annum exclusive, plus VAT



Services and Service Charge

We understand that mains drainage, mains water with separate meter, mains electricity and fibre broadband 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.

There is a service charge payable which covers the grounds and communal areas, further details upon application.

Business Rates

Rateable Value £7,600. All interested parties should contact East Suffolk Council on 0333 016 2000.

Legal Costs

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

EPC

EPC Rating of D89, Certificate reference: 0030-0235-4939-9699-3096, valid until January 2026.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

paul@penncommercial.co.uk
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

Three Rivers Business Centre is situated on Felixstowe Road on the east side of Ipswich, with easy access to the town centre, Ransomes Europark and the main A14.

Description

The Business Centre is an established and popular contemporary barn style development in a sought-after location. Unit 6B comprises offices with anti-glare strip lighting, suspended ceilings, air conditioning throughout, boardroom/staffroom, meeting room, fibre broadband, light and spacious working environment, kitchen, ladies and gents WC, disabled WC, and landscaped amenity area. Externally there are 8 designated car parking spaces with overflow car park, security lighting and secure gate access 24/7.

Accommodation

Total Floor Area	52.80 sq m	568.33 sq ft
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Planning

We understand that the property has consent for office use within Class E(g)(i) of the Planning Use classes Order. All interested parties should contact East Suffolk Council Planning Department on 01394 444832.

Terms & Tenure

The premises are available to let on new internal repairing and insuring lease terms, outside the security provisions of the Landlord and Tenant Act 1954 Part II, for a term of years to be agreed, at a rent of £11,000 per annum exclusive, plus VAT.

