






Connexions 159, 159 Princes Street, Ipswich, Suffolk, IP1 1QJ



To Let
Grade A Office Space
8,540 Sq Ft (793.37 Sq M)

-  3rd Floor Fully Fitted Suite with Entertainment Roof Terrace
-  BREEM 'very good' Rating
-  13 Dedicated Car Parking Spaces
-  Enterprise Zone Location Offering Huge Rate Incentives
-  New Lease Terms Available



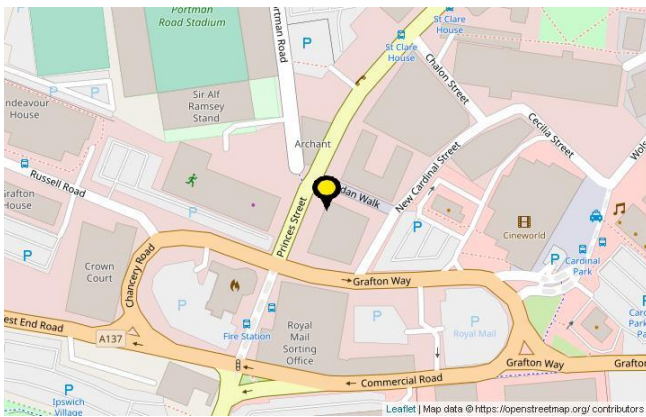
PROPERTY DETAILS

Location

Ipswich, the County town of Suffolk provides excellent access to the main road networks and offers excellent inter city rail links to London Liverpool Street.

The property occupies a high profile position on the junction of Princes Street and Grafton Way, close to the rail station and town centre forming part of the Ipswich Central Enterprise Zone and the newly developed office district.

Major occupiers nearby include Birketts Solicitors and Curtis Banks.



Description

The property is a high quality Grade A office building built in 2018 to a BREEAM "very good" standard. The property comprises a four storey building with the benefit of on-site parking and benefits from a communal reception leading and two passenger lifts to all floors.

The available penthouse suite has been fully fitted to a very high standard including the following:- LED lighting, CAT 6 cabling, VRV air conditioning, raised accessed floors, meeting rooms, server room, large kitchen, balcony, breakout space, furniture including desks, WC facilities, and dedicate car parking spaces.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Accommodation

The suite offers a mix of open plan and nine cellular meetings rooms including server room and breakout space, extending to **8,540 sq ft (793 sq m)**.

The accommodation offers 5 meeting rooms and 5, 4 person meeting pods X 4, rooftop entertainment decking area, carpeting throughout, balcony, breakout space including floor chess board, putting green and pool table and furnishings including desks and chairs.

The suite is served by male and female WC facilities within the service core.

Terms

The suite is available on a new lease terms, for a term to be agreed subject to 5 yearly upward only open market rent reviews.

Asking Rent

£179,500 per annum exclusive of Business Rates, VAT and all other outgoings, payable quarterly in advance.

Town Planning

The property benefits from a Class E Office use class.

Business Rates

Connexions is situated in the Princes Street Enterprise Zone which provides business rates relief of up to approximately £55,000 per year and is available for a business which relocates in the Enterprise Zone before 1st April 2021. The relief can be awarded for up to five years. (Maximum relief available is £275,000).

Energy Performance Certificate

The property has an EPC rating of D91. A copy of the certificate is available upon request.

For viewings and further details please contact



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