

Suite S4, Connexions, 159 Princes Street, Ipswich, Suffolk, IP1 1QJ



Second Floor Town Centre Office Suite To Let

2,500 Sq Ft (232 Sq M)

- Grade A Office Suite
- Prominent Town Centre Location
- Excellent Communication Links
- 4 Allocated Car Parking Spaces
- New Lease Available

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.

Connexions 159 is located on Ipswich's Princes Street, at the heart of the town's financial centre, on the crossroads with Grafton Way. It is a two-minute walk from Ipswich Rail Station, and a five-minute walk to the town centre.



Description

This spacious open-plan office suite on the second floor has a flexible internal configuration and can be tailored to the occupier's requirements. Offering a kitchen, WCs, LED lighting, superfast broadband and VRV comfort cooling air conditioning. The building is finished to BReeam 'Very good' standard. Four allocated car parking spaces are available in the staff car park to the rear.

Accommodation

The suite benefits from a net internal floor area (NIA) of 2,500 sq.ft (232 sq.m).

Asking Terms

The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews.

Rent

£55,000 per annum exclusive of Business Rates, VAT and all other outgoings.

Business Rates

All interested parties are advised to contact Ipswich Borough Council on 01473 433851.

Service Charge

The property is subject to a service charge. The service charge budget for 2023 for this suite is £10,400 +VAT.

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 purchaser/tenant to satisfy themselves as to their operation/condition including IT and telecommunication links.

Legal Fees

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

Planning

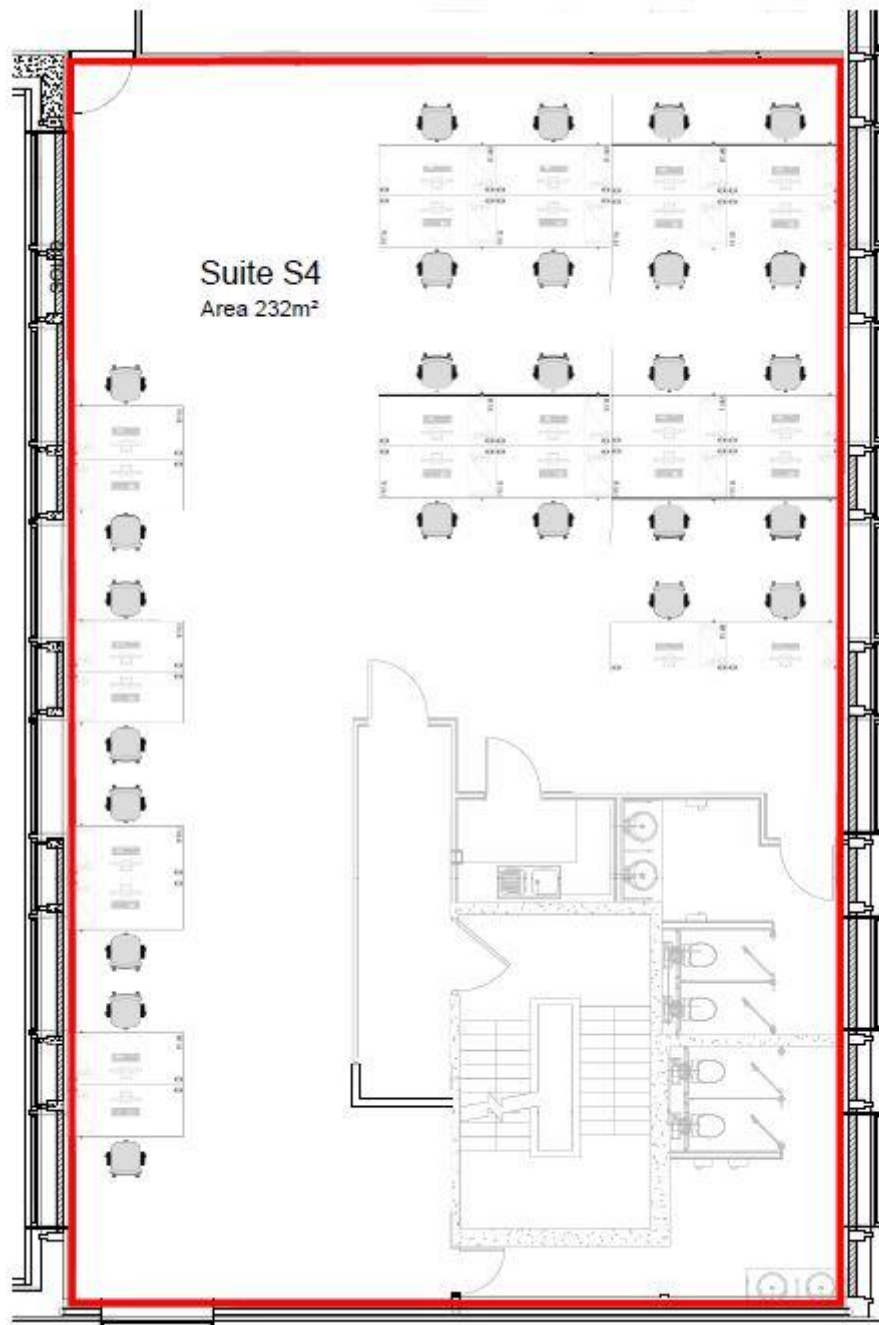
The property benefits from an established Class E (Office) use class. Interested parties are advised to contact Ipswich Borough Council on 01473 432000.

Energy Performance Certificate

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



Property Plan



01206 577667 | info@whybrow.net | whybrow.net

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