

*A modern office building in
Ipswich town centre with on site
parking for 7 cars and ready for
immediate occupation.*

TO LET
£20,000 PA
Ref: B018

Chestnut Court
9A Lower Brook Street
Ipswich
IP4 1AR



A substantial modern office building over 3 floors and extending to approximately 2,436 sq ft (226.3 sqm), fully carpeted and fitted with CAT 5 cabling, located in Ipswich town centre with on site parking for 7 cars. Low occupational costs. Potential for F1 Use.

Available on a new lease on terms to be agreed, subject to agreeing terms for a surrender.

Contact Us



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Location

Ipswich is the County Town of Suffolk with a resident population of 130,000. The A12 and A14 dual carriageways provide excellent road communications with the national motorway network, London and the Midlands. The town's railway station, only a few minutes walk away, provides a regular service to London Liverpool Street with a journey time of approximately 1 hour 10 minutes.

These modern offices are situated in the "Saints Quarter" off Lower Brook Street, close to town centre shops, the attractive Waterfront development area.

Description

The property is approached on foot via both Lower Brook Street and Tacket Street with excellent car parking facilities nearby. Vehicular access is via a private gated entrance from Wingfield Street. The property benefits from a fully compliant accessible ramp access to the main office entrance to the rear.

The offices, which are fully carpeted and fitted with CAT5 cabling, are arranged on ground, lower ground and first floor levels with additional secure storage at lower ground level and are currently arranged to provide a number of individual offices, with scope to provide open plan accommodation. The premises benefit from low occupational costs and are DDA compliant with an accessible WC provided.

The Accommodation

Description	Sqm	Sq Ft
Lower Ground		
Conference Room	35.1	378
Storage & Server	34.6	372
Ground		
4 Offices	69.6	749
Kitchen/Staff + Female WC + Accessible WC	4.3	46
First Floor		
6 offices + Male WC	82.7	890
TOTAL	226.3	2,436



Planning

We understand the property benefits from full planning permission for Class B1 Office Use.

Potential for Class F1 Use (Local Community & Learning). Further enquiries should be addressed to Ipswich Borough Council: 01473 432000.

Terms

To let for a term to be agreed on an effectively new Full Repairing and Insuring Lease, subject to agreeing terms for a surrender, and in conjunction with the adjoining office at No.9 Lower Brook Street as the landlord retains responsibility for external repairs and recharges the tenant.

Service Charge

There is a service charge payable of 41% of Landlord's costs in providing external repairs and 45% of Landlord's costs in maintaining boiler room plant.

Services

The property is served by all mains services.

Business Rates

The property is currently assessed as Offices and Premises. Rateable Value £20,250.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

Local Authority

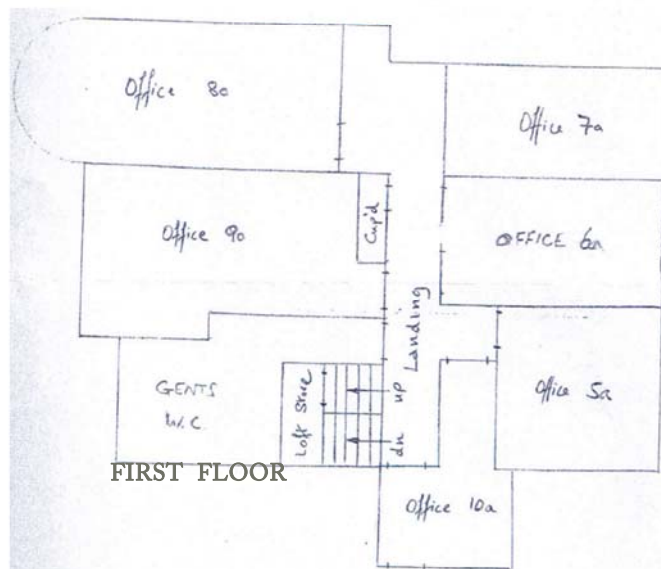
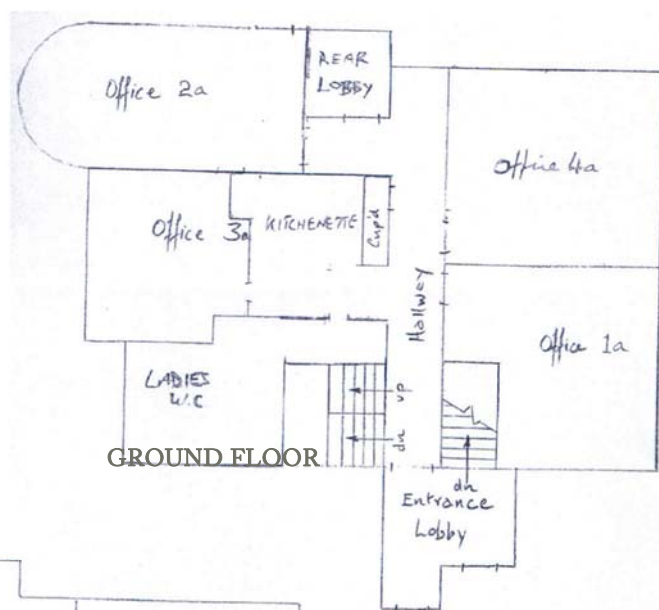
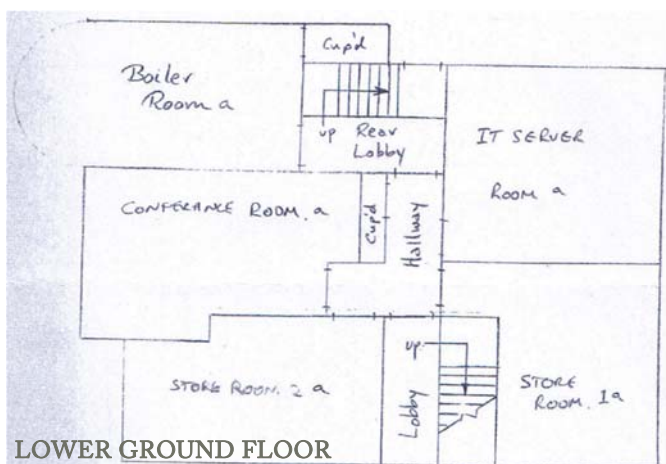
Ipswich Borough Council; Grafton House, 15-17 Russell Road, Ipswich IP1 2DE; Tel: 01473 432000

EPC

Rating = C (68)

Viewing

By prior appointment through sole agents.



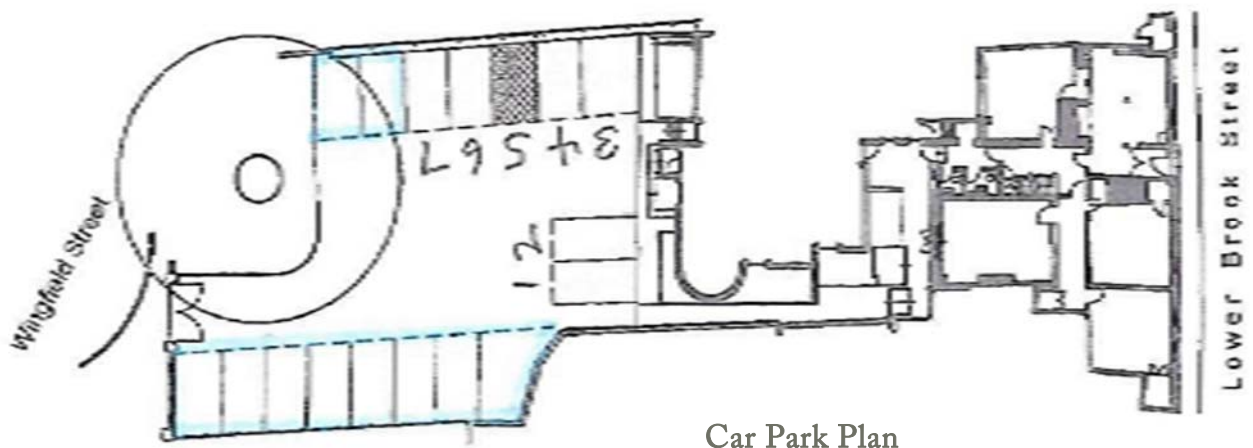
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

Directions

For those using the What3Words app: [///token.richer.elaborate](http://token.richer.elaborate)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.