

*A modern refurbished office on the first floor to let in centre of Ipswich.*

TO LET  
£9,500 PAX + VAT  
Ref: B058

First Floor  
Unit 1 Friars Courtyard  
Ipswich  
IP1 1RJ



A prominent first floor office comprising of 1,340 Sq ft in Ipswich Town Centre

Available on a new lease on terms to be agreed, subject to obtaining vacant possession.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

The property occupies a prominent location in the heart of the town centre, opposite the main Willis Towers Watson HQ which is Grade 1 Listed office building

## Description

30-32 Princes Street is an impressive office building which was purpose built around 1986 known as Friars Courtyard, which fronts Princes Street. The first floor provides mainly open plan office accommodation with private kitchen and 2 WCs on the mezzanine floor. 1 car parking space is provided and is included within the rental.

## The Accommodation

Description	Sqm	Sq Ft
First Floor	124.5	1,340
<b>TOTAL</b>	<b>124.5</b>	<b>1,340</b>

## Planning

The property benefits from full planning permission for Class E office use.

## Terms

A new lease is available at a commencing rental of £9,500 plus VAT

## Service Charge / Insurance

There is a service charge payable.; (estimated to be £1,200 PA plus VAT). Further details upon application.

## Services

The property is served by mains water and electricity. Gas central heating is provided from a boiler in the basement.

## Business Rates

The property is currently assessed as Offices and Premises. Rateable Value £8,500. Qualifying occupiers may be eligible for small business rates relief - Further information from Ipswich Borough Council.

## VAT

VAT is applicable

## 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 01473 432200

## EPC

Rating = C (64). A full copy of the EPC is available on request.

## Viewing

By prior appointment through sole agents Clarke & Simpson; 01728 724200; email@clarkeandsimpson.co.uk.



Photographs  
taken in 2021



## NOTES

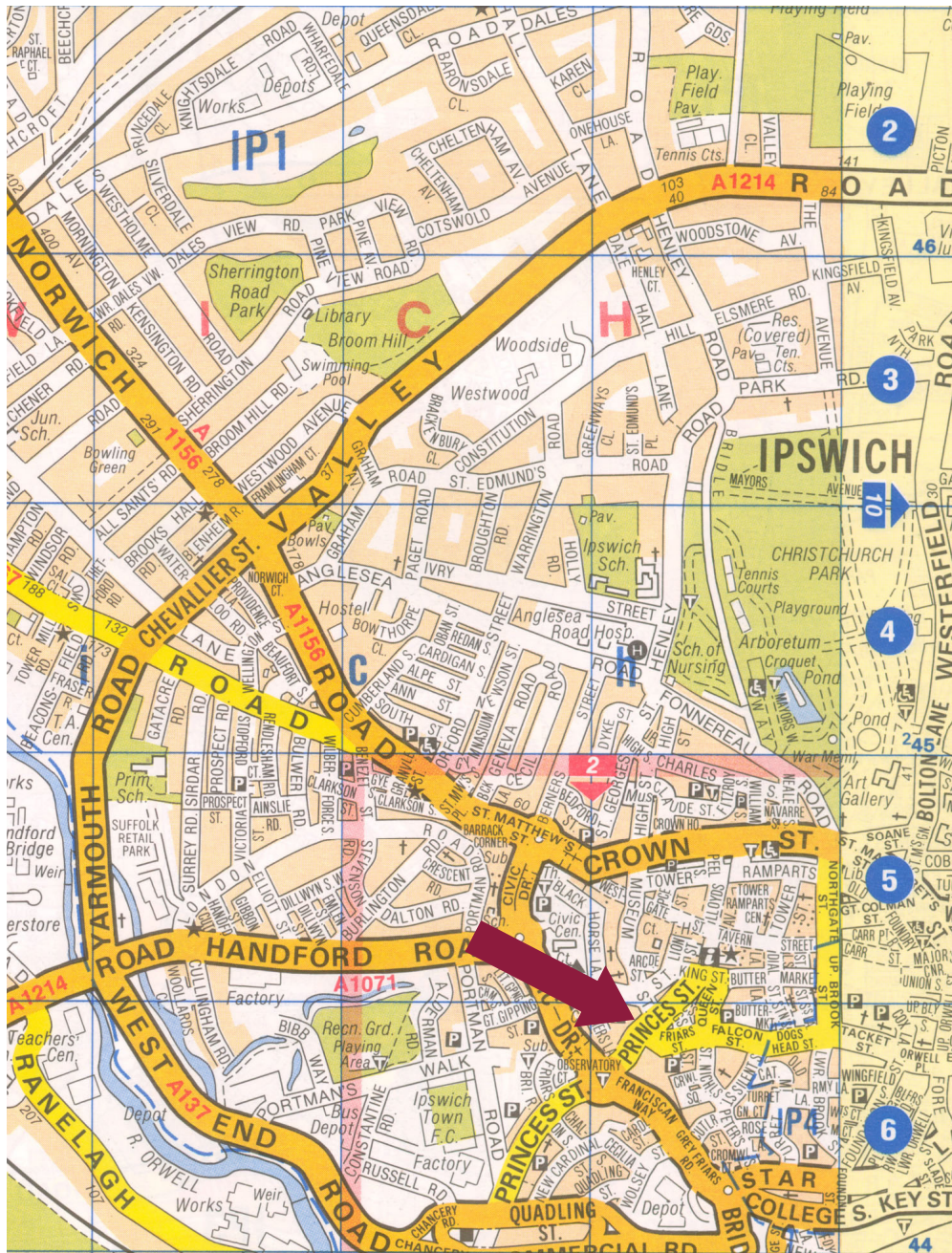
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*November 2023*

**Directions**

For those using the ///What3Words app: souk.rides.penny



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