

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

TO LET

£8,750 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



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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
TOTAL	124.5	1,340

Planning

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

Terms

A new lease is available at a commencing rental of £8,750 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

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.

November 2023

Directions

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



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