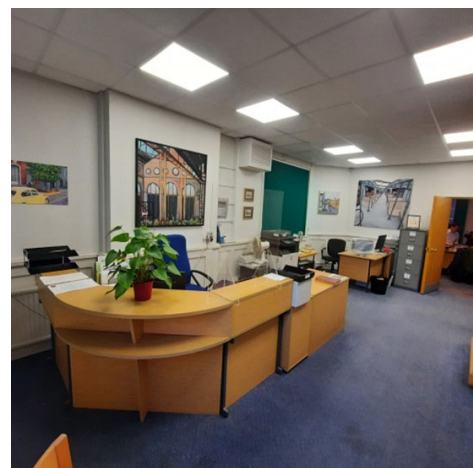


A fully furnished ground floor office, in a prominent position close to Ipswich's town centre.

TO LET
£8,500 PAX
Ref: B085

Britannic House
28 Princes Street
Ipswich
IP1 1RJ



A fully furnished ground floor office (available part furnished if required) with kitchen, male and female WCs and basement extending in all to 76.56 sqm.

Incentives may be available.

Available on a new FRI Law Society lease on terms to be agreed

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

Ipswich is the administrative and county town of Suffolk and is one of the principle commercial and financial centres of East Anglia. The town lies 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. The A12 provides dual carriageway access to London and the A14, provides a link from the Port of Felixstowe (9 miles to the south east) via the A12 / A14 junction 55 to the Midlands. The office is 10 minutes walk to Ipswich main line railway station with a journey time of just over 1 hour to London.

Description

The ground floor offices front on to Princes Street with prominent display windows and is situated opposite the Willis Towers Watson Building. The ground floor comprises office/reception to the front with two further large offices. To the rear there is a kitchen and Male and female WC facilities, together with a basement and small courtyard.

The Accommodation

The Accommodation extends to around 76.56 sqm as follows:

Description	Sqm	Sq ft
Reception/Office	28.5	307
Office 2	13.1	141
Office 3 (Rear)	16.96	183
Basement Storage	18	194
TOTAL	76.56	825

Business Rates

The property is assessed as Offices & Premises with the offices having the following Rateable Values:

Ground floor front office - £6,200

Ground floor rear office - £1,325

Basement - £590

Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Further information available from Ipswich Borough Council.

Local Authority

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

Terms

Available To Let on a new FRI Law Society Lease at a rent of £8,500 PAX with a small contribution towards building reinstatement insurance and common area maintenance. The kitchen area and ladies WC is shared with the occupier of the first and second floors.

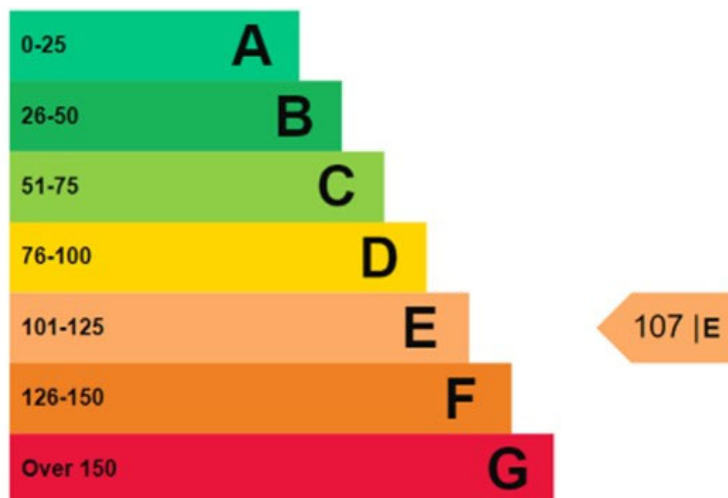
Incentives may be available.

Viewing

Strictly by prior appointment with the agent.

EPC

Rating = E (107)



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.

June 2023

Directions

For those using the What3Words app: [///tree.atomic.apples](https://www.what3words.com/#!/tree.atomic.apples)



Need to sell or buy furniture?

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