



AVAILABLE TO LET

Modern Newly Refurbished Office Suite

**Franciscan House, 51 Princes Street,
Ipswich, IP1 1UR**

RENT

£47,000

per annum exclusive

FLOOR AREA

2,605 sq ft

[242.01 sq m]

IN BRIEF

- » Situated in Ipswich's central business district
- » Newly refurbished offices with 24/7 access
- » Available from July 2025

LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good rail links to the M25, Midlands and London via the A12 and A14. Ipswich railway station provides a frequent rail service to London (Liverpool Street) with a journey time of approximately 70 minutes.

Franciscan House is a major landmark building occupying a prime location in the heart of Ipswich's central business district, a short walk from the railway station, town centre shopping and leisure facilities, and the regenerated waterfront area.

The building overlooks the junction of two key town centre streets - Princes Street and Civic Drive.

DESCRIPTION

Franciscan House is one of Ipswich's premier office buildings providing four floors of newly refurbished office accommodation. The available suite is located on the second floor and currently comprises open plan office accommodation together with two meeting rooms.

The specification includes suspended ceilings, air-conditioning, LED lighting, full access raised flooring. The floor is served by two lifts and a stairwell.

Tenants benefit from 24/7 access and the reception is manned within office hours. All tenants have the advantage of being able to hire additional meeting rooms on an hourly basis within the Regus accommodation located on the third and fourth floors.

Undercroft parking is available subject to confirmation.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total inc. Meeting Rooms: 2,605 sq ft [242.01 sq m]



Available Office Suite



Shared Reception

BUSINESS RATES

We understand that the property is connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

BUSINESS RATES

The units are currently under a combined assessment, as follows:

Rateable Value: £33,750
Rates Payable (2024/25): £16,841.25 pa

The rates are based on the current UBR of 54.6 in the pound. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE

Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATES [EPC]

B (48) Rating ref 2665-3056-0007-0200-1405

TERMS

The suite is available from July 2025 upon a new effective full repairing and insuring business lease upon terms to be agreed and at an initial rent of £47,000 per annum exclusive.

A service charge is payable in relation to upkeep of the common areas and exterior of the building. Further details are available upon request.

The rent and service charge are subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE LETTING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

IP1 1BA

Contact:

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Particulars created November 2024

