



AVAILABLE TO LET

Attractive Grade II Listed Office Building with Two Parking Spaces

14 Museum Street, Ipswich, Suffolk, IP1 1HT

RENT

£23,750
per annum exclusive

FLOOR AREA

2,074 sq ft
[192.67 sq m]

IN BRIEF

- » Town centre location
- » Three storey offices with basement and parking
- » Available from May 2026

LOCATION

Ipswich is the county town of Suffolk and major commercial centre of East Anglia. The A12 and A14 trunk routes provide excellent road communications with London, Cambridge, the Midlands and the national motorway network. The approximate train journey from Ipswich to London (Liverpool Street) is 1 hour and 10 minutes.

The property is located in Museum Street within walking distance of the town centre. The area immediate surrounding area offers a mixture of commercial uses including the NHS facility.

DESCRIPTION

The property comprises an attractive Grade II listed period building arranged upon ground, two upper floors and basement. The ground and first floors provide a series of well proportioned rooms, whilst the second floor is completely open plan. The basement area includes a kitchen, male and female WC facilities together with a plant room. A further WC is located on the first floor.

The specification includes carpeting, gas fired central heating, perimeter data and power points, mixture of LED spot and suspended lighting.

The property benefits from two car parking spaces located behind the property.

ACCOMMODATION [Approximate Net Internal Floor Areas]

Ground Floor

» Office 1	211 sq ft	[19.64 sq m]
» Office 2	229 sq ft	[21.27 sq m]
» Office 3	170 sq ft	[15.82 sq m]

First Floor

» Office 4	334 sq ft	[31.05 sq m]
» Office 5	310 sq ft	[28.77 sq m]
» WC	--	--

Second Floor

» Office 6	699 sq ft	[64.93 sq m]
------------	-----------	---------------

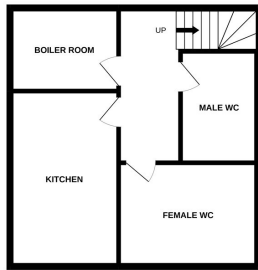
Basement

» Kitchen	120 sq ft	[11.18 sq m]
» WCs & Plant Room	--	--

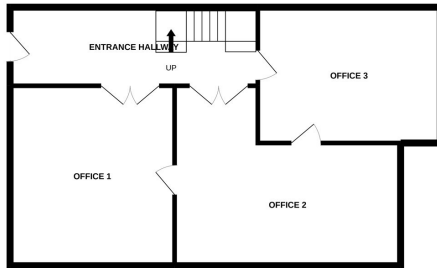
» Total Net Internal Floor Area	2,074 sq ft	[192.65 sq m]
---------------------------------	-------------	----------------



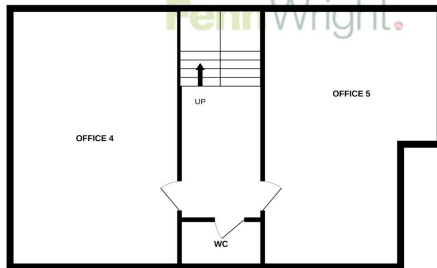
BASEMENT



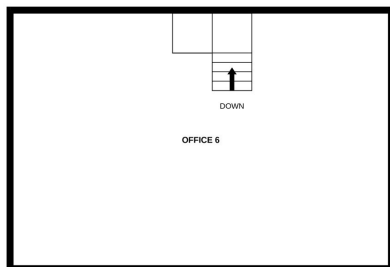
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Floor Plan—Not To Scale For Identification Purposes Only

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a Rateable Value of £20,500. The rates payable (2026/27) is £9,061 per annum based on the current UBR for 2026/27 of £0.442.

All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

SERVICES

it is understood that the premises is connected to mains water, electricity, gas and drainage.

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

PLANNING

The authorised use for the premises is Class E (uses) of the Town and Country Planning (Use Classes) Order 1987 (As Amended). The property is Grade II Listed.

All interested parties should make their own enquiries with the local planning authority.

LOCAL AUTHORITY

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

Tel: 01473 432000

TERMS

The premises is available on a new full repairing and insuring business lease at an initial rent of £23,750 per annum exclusive.

The property is not VAT elected.

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

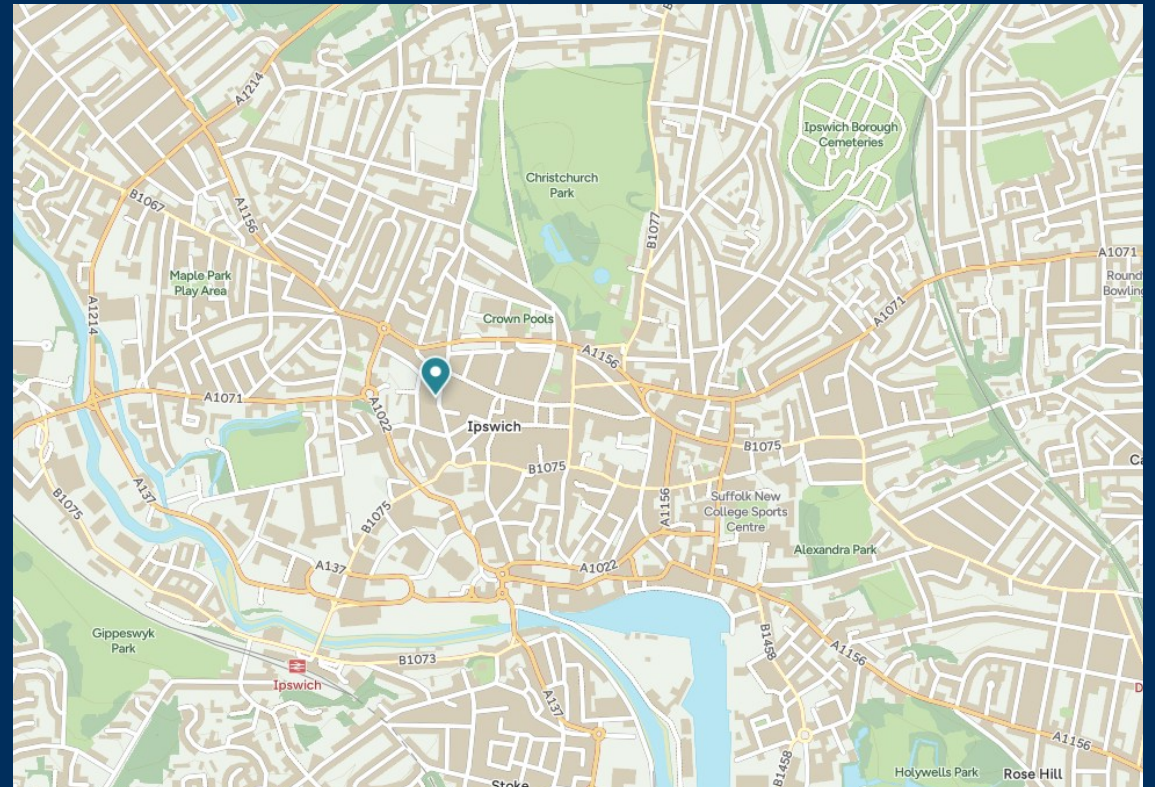
Suffolk

IP1 1BA

Contact: Hamish Stone

T: 01473 220211

E: hws@fennwright.co.uk



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created February 2026

Fenn Wright

