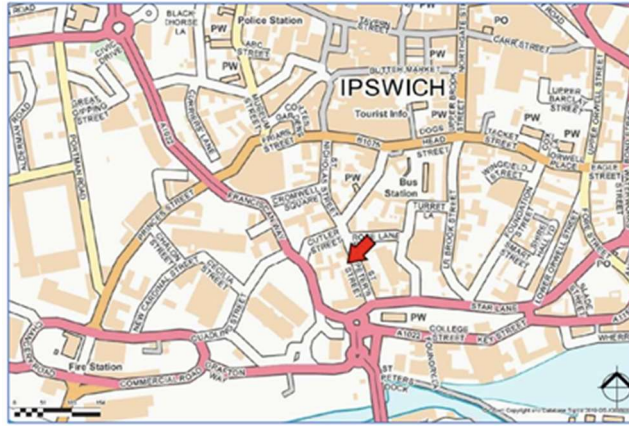




2ND FLOOR OFFICE TO LET – CLOSE TO TOWN CENTRE
3 Cromwell Court, Greyfriars Road, Ipswich, Suffolk IP1 1XG

- **Short walk to the rail station and the town centre**
- **Open plan, with manager's office / board room / interview space**
- **Part perimeter trunking, part under-floor cabling**
- **1 allocated parking space**
- **New lease available - £8,500 per annum exclusive**
- **Approx. 89.27 sq m (961 sq ft)**



LOCATION

Ipswich is the administrative and county town of Suffolk and is one of the principal 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. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

SITUATION

The property is situated in Cromwell Court, which is a courtyard office scheme located on Greyfriars Road, close to the main town centre and adjacent to the Novotel Hotel. The Waterfront is a short walk away, as is the main rail station, with Intercity services to London Liverpool Street. Additional parking is available in nearby Cardinal Park.

DESCRIPTION

The premises comprise a modern brick-built, three-storey self-contained office building, based around a central courtyard, and are built to a good specification. The office space is open plan, with air conditioning, heating, carpet flooring, suspended ceilings and fluorescent lighting, and are in good decorative order throughout. Shared male/female WCs are available. One parking space is allocated in front of the property, adjacent to the road.

ACCOMMODATION

(all areas are approximate)

Office	89.27 sq m	961 sq ft
Male/Female WC Facilities		
Total Floor	89.27 sq m	961 sq ft

ENERGY PERFORMANCE CERTIFICATE

EPC rating E-111 under certificate number 0378-2325-1504-8047-2105, expiring January 2031.

PLANNING

We would recommend that all interested parties contact Ipswich Borough Council Planning Department on 01473 432000.

SERVICE CHARGE

Service charge to be confirmed.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

BUSINESS RATES

The premises have a rateable value of £6,900.

We would recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

SERVICES

We understand that all mains services and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition, including IT and telecommunication links.

TERMS & TENURE

The premises are available to let on new lease terms, for a term of years to be agreed, at a commencing annual rent of £8,500 per annum exclusive.

VAT

VAT is not applicable.

VIEWING

To view or for further information, please contact:

Rachael Jackson at Penn Commercial
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk, IP2 8NJ
Email: rachael@penncommercial.co.uk

01473 211933

Subject to contract



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