



AVAILABLE TO LET

Open Plan Office with Partitioned Meeting Rooms & Kitchen

Fifth Floor, Brook Lawrence House, 80 Civic Drive, Ipswich, IP1 2AN

RENT

£155,595 (£17.50 psf)
per annum exclusive

AVAILABLE AREA

8,891 sq ft
[826 sq m]

IN BRIEF

- » Town centre location
- » Excellent car parking ratio - 1:325 sq ft
- » 10 minutes walk from Ipswich Train Station
- » On Site Café
- » Corporate reception area
- » Full accessed raised floors
- » Metal tiled ceiling
- » VRF Air Conditioning

LOCATION

Well-located office on Civic Drive, with good access to Ipswich Town Centre, Train Station and the A12/A14.

Ipswich Town Centre and Rail Station are 10 minutes' walk and the Town Centre offers the usual lunchtime retail amenities/offer.

Ipswich Rail Station offers a direct service to London Liverpool Street with half hourly services of 1 hour and 6 minutes.

DESCRIPTION

A largely open plan suite within a Grade B building that is well presented. There are also a number of private meeting rooms/offices that would come with the suite.

The property benefits from both front and rear receptions, a multi-storey car park to the rear with a generous car parking ratio and an on-site café, as well as 4x 13 person passenger lifts and male/female toilets on each floor.



ONSITE CANTEN



INDICATIVE FLOOR PLAN WITH OPTIONAL DESK LAYOUT

ACCOMMODATION

The premises provide an approximate net internal floor area of **8,891 sq ft (826 sq m)** incorporating open plan main office, partitioned meeting rooms and kitchen/breakout area.

BUSINESS RATES

The suite is assessed as follows:

Rateable Value (2024/25): £55,000

Rates Payable: £30,030

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

Telephone: 01473 432000

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating D (96) *ref 0390-0131-5839-7228-1006*

TERMS

The premises are available on a new business lease upon terms to be agreed at an initial rent of £155,595 per annum exclusive.

The rent is subject to VAT.

SERVICE CHARGE

A service charge is payable for the maintenance of the property's common areas, currently capped at £9.50 per sq ft. This includes heating and cooling, waste disposal, 24/7 security, hot water, and bathroom supplies.

LEGAL COSTS

Each party to be responsible for their own legal costs.



VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT SOLE LETTING AGENTS:

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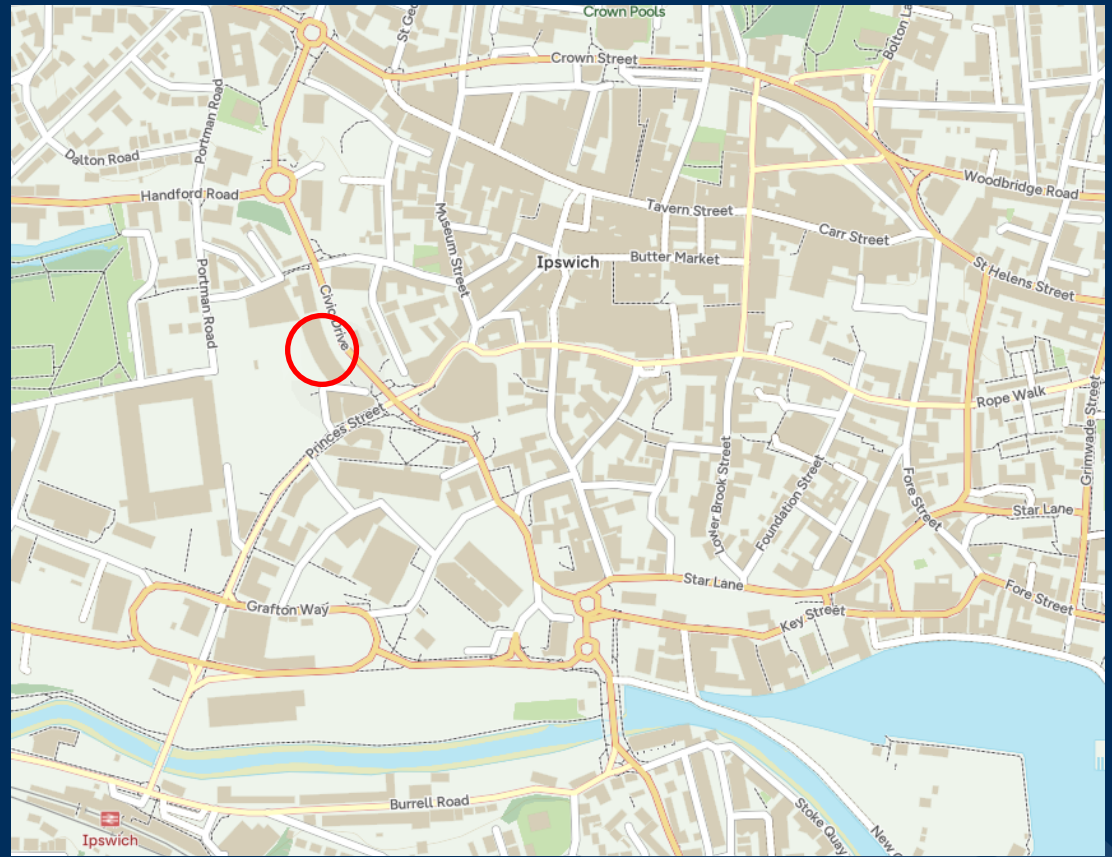
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