



SELF-CONTAINED GRADE II LISTED THREE-STOREY OFFICE SUITE TO LET

23 Great Colman Street, Ipswich, Suffolk IP4 2AN

- **Prominent town centre location**
- **Situated on a busy arterial route**
- **High volume of passing traffic**
- **Currently a doctor's office, would suit various uses, STPP**
- **To let at a rent of £8,000 per annum exclusive**
- **Approx 119.9 Sq M (1,290 Sq Ft)**

01473 211933
penncommercial.co.uk





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 a prominent position on Great Colman Street just to the north east of the main town centre, on a busy arterial route. All the town's main amenities are within easy walking distance.

DESCRIPTION

The property comprises a self-contained Grade II Listed three-storey office suite with its own private entrance. There are a range of offices, with a main open plan office on the first floor with stores on the second floor. There is a reception and office/waiting room on the ground floor, with four smaller offices on the first floor. The property may suit various A2/office uses.

ACCOMMODATION

(all areas are approximate)

Ground Floor Reception	20.1 sq m	216.3 sq ft
First Floor	71.8 sq m	772.8 sq ft
Second Floor	28 sq m	301.3 sq ft
Total	119.9	1,290 sq ft

PLANNING

We understand that the property has consent for D2 use. We recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

LEGAL COSTS

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

BUSINESS RATES

We understand that an occupier would pay no rates, if they meet the small business rates relief criteria, and would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

SERVICES

We understand that mains electricity and water are connected to the property.

TERMS & TENURE

The premises are available to let at a rent £8,000 per annum exclusive – by way of a lease assignment.

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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