



AVAILABLE TO LET

Open Plan Second Floor Office Suite

Fraser House, Second Floor,
Museum Street, Ipswich, IP1 1HN

RENT

£14.50
per sq ft

AVAILABLE AREA

3,043 sq ft
[282.74 sq m]

IN BRIEF

- » Open plan office accommodation
- » Rent - £14.50 per sq ft
- » Available for immediate occupation

LOCATION

Ipswich is the county town of Suffolk and East Anglia's principal commercial centre. Excellent road links are provided via the A12 and A14, connecting to London, Cambridge, the Midlands and the wider motorway network. The M25 and Stansted Airport are within an hour's drive, while London Liverpool Street is approximately 70 minutes by rail.

The property occupies a prominent position on Museum Street, with return frontages to Princes Street and Elm Street in the town's central business district.

DESCRIPTION

Fraser House is a prominent former department store comprehensively refurbished to provide high-quality office accommodation, with secure underground car parking. The available suite comprises predominantly open-plan office space together with a private office and kitchen/breakout area. Access is via the main Museum Street entrance, served by both passenger lift and staircase.

The specification includes air conditioning, suspended ceilings with recessed lighting, and carpeted floors.

Male and female WC facilities are available on each floor, and the suite benefits from its own tea point.

Two allocated car parking spaces within the undercroft parking area.

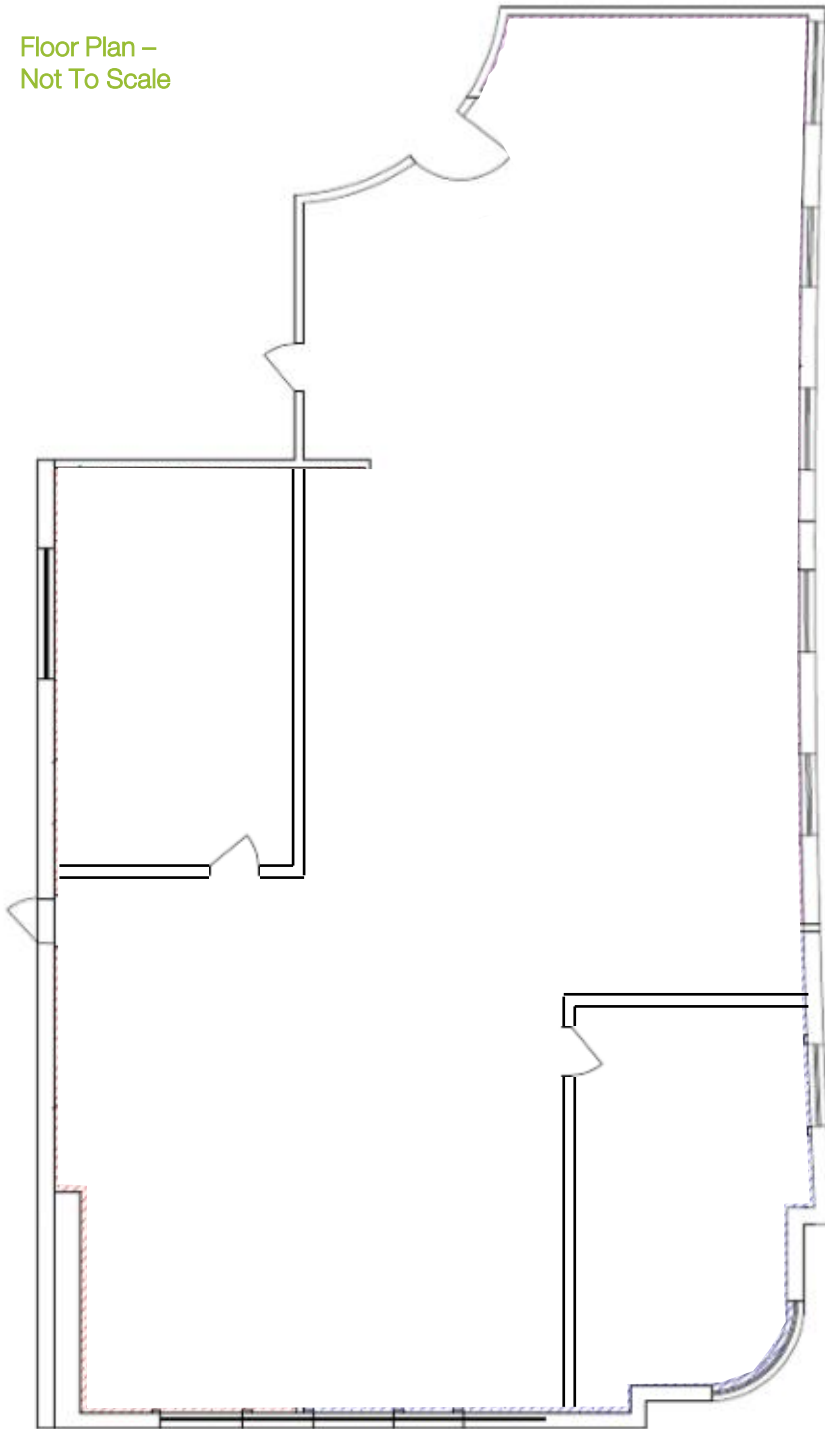
ACCOMMODATION

[Approximate Net Internal Floor Areas]

» **TOTAL:** **3,043 sq ft** **[282.74 sq m] approx.**



Floor Plan –
Not To Scale



TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £14.50 per sq ft plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the communal areas, exterior, landscaping, lighting and car parking areas.

The approx. cost for the current year equates to circa £6.50 per sq ft plus VAT..

BUSINESS RATES

The property is assessed as follows;

Rateable Value: £36,000

Rates Payable Estimate (2026/27): £15,552 per annum

Rates Payable are based upon the current UBR for 2026/27 of £0.432 (small business). All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. The cost is available upon request.

PLANNING

The property has planning permission for offices within Class E (g) (i) of the Town & County Planning (Use Classes) Order 1987 (as amended).

All interested parties should make their own enquiries with the Local Planning Authority to establish any requirements for alternative planning permission for their proposed use.

ENERGY PERFORMANCE CERTIFICATE [EPC]

According to the online register, the premises have an EPC rating of D (77) of the energy performance assessment scale. Ref: 1358-0144-2396-9369-7924

VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

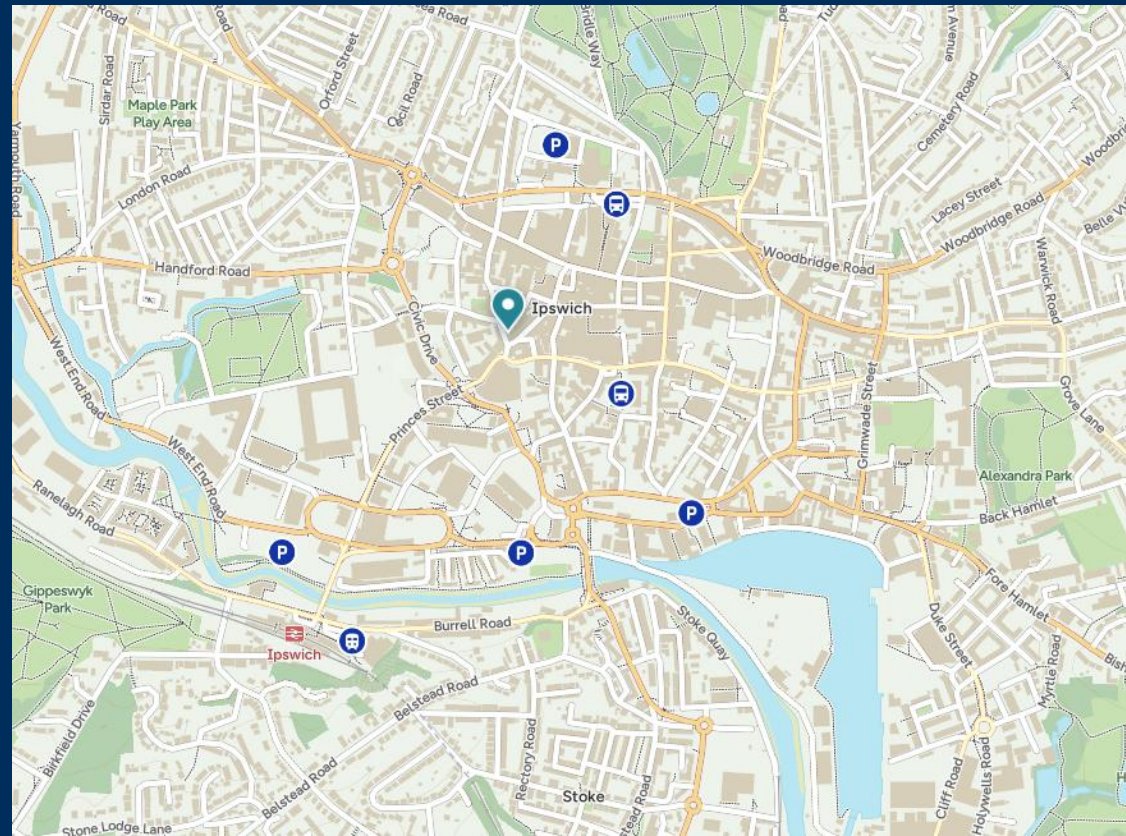
VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE LETTING AGENTS:

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Prospective tenants should note that RICS members and RICS regulated firms must comply with the RICS Code for Leasing Business Premises ([available here](#)). We strongly recommend that all prospective tenants seek professional advice from a qualified surveyor or solicitor before entering in to any legally binding commitment or signing a lease.

Particulars created September 2026

