



FREEHOLD FOR SALE / TO LET

Prominent and Well-Presented Office Building

11-13 Princes Street, Ipswich, Suffolk, IP1 1PH

GUIDE PRICE

£500,000

FLOOR AREA

3,586 sq ft
[333.12 sq m]

QUOTING RENT

£45,000

per annum exclusive

VIRTUAL TOUR

IN BRIEF

- » Attractive two storey office with basement
- » Modern open-plan office layout with vaulted ceiling
- » Available for sale or to let

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 prominently located within the town centre on Princes Street, a short walk of the central retail district and train station.

DESCRIPTION

The property comprises an attractive office building arranged over ground, first and basement levels. The ground floor provides a spacious reception leading to a main open-plan office with vaulted ceiling, together with a kitchen/breakout area and a separate meeting room. The first floor comprises three further meeting rooms and an additional kitchen. The basement provides additional storage.

WC facilities are provided on the ground, first and lower ground floors, with a shower located at lower ground level.

The offices are fitted with LED lighting, carpet floor coverings. Under floor heating is situated in the main ground floor office. Air-conditioning is fitted to the first floor rooms.

ACCOMMODATION [Approximate Net Internal Floor Areas]

Ground Floor

» Entrance	261 sq ft	[24.22 sq m]
» Main Office	2,010 sq ft	[186.78 sq m]
» Meeting Rooms	164 sq ft	[15.27 sq m]

First Floor

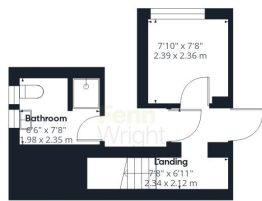
» Meeting Room 1	111 sq ft	[10.31 sq m]
» Meeting Room 2	72 sq ft	[6.67 sq m]
» Board Room	247 sq ft	[22.95 sq m]
» KC/Breakout	165 sq ft	[15.36 sq m]
» Store	29 sq ft	[2.69 sq m]

» Basement Stores	526 sq ft	[48.88 sq m]
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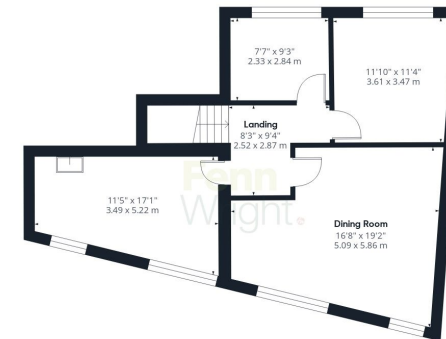
» Total Net Internal Floor Area	3,586 sq ft	[333.12 sq m]
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NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY



Floor 0



BUSINESS RATES

According to the Valuation Office Agency website, the premises has a Rateable Value of £32,250. The rates payable (2026/27) is £14,254.50 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 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 (Commercial Business & Service) use as defined within the Town and Country Planning (Use Classes) Order 1987 (As Amended).

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

EPC

D (81) Rating Ref: 2291-0965-7426-0241-4874

TERMS

Offers are invited in the region of **£500,000** for the freehold interest with vacant possession upon completion.

Alternatively, the premises are available on a new full repairing and insuring business lease at an initial rent of **£45,000 per annum** exclusive.

VAT position to be confirmed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

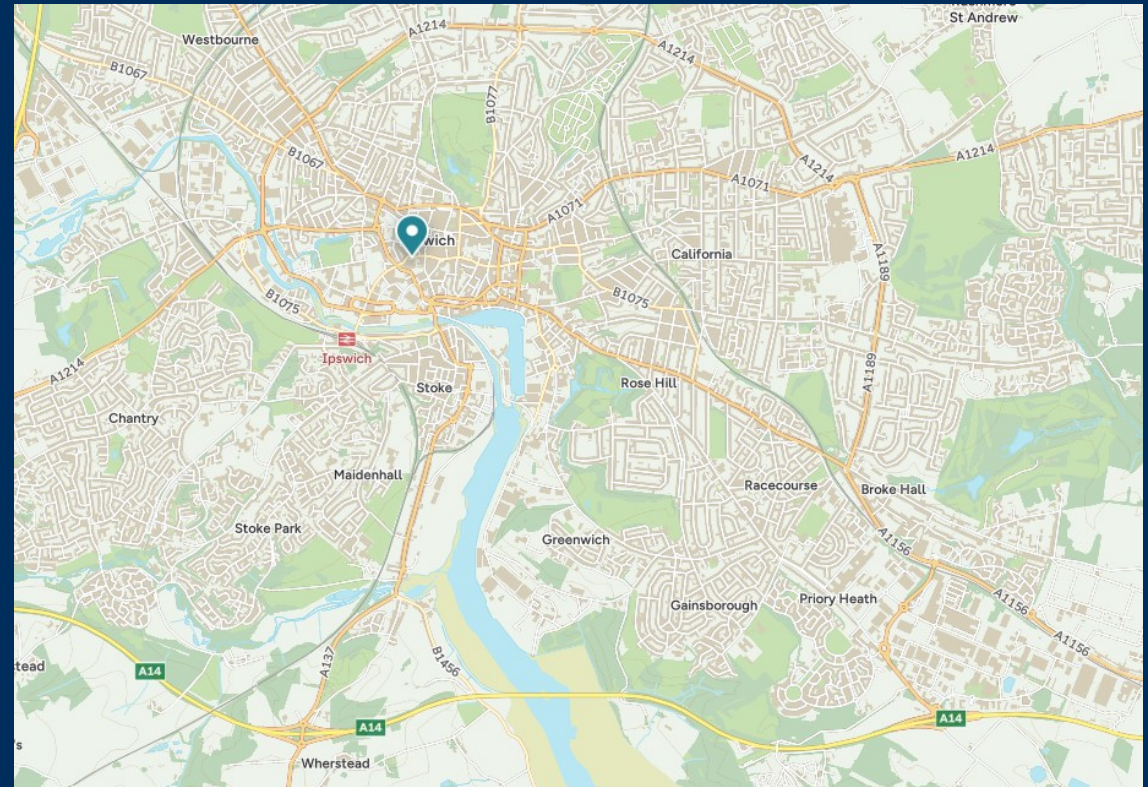
VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE AGENTS:

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Particulars created March 2026

