



AVAILABLE TO LET

Self Contained Open Plan Office Suite

3rd Floor, Fitzroy House, Crown Street,
Ipswich, Suffolk, IP1 3LG

RENT

£49,500
per annum

AVAILABLE AREA

3,186 sq ft
[296 sq m]

IN BRIEF

- » Entire third floor of prominent office building on edge of town centre.
- » 3,186 sq. ft. (296 sq. m.)
- » Onsite parking for 2 vehicles.
- » Shared ground floor reception facilities available.
- » Available on a new lease.

LOCATION

Ipswich is the county town of Suffolk with a resident population of approximately 130,000. The A12 and A14 dual carriageways provide excellent road communications with the M25, London and the Midlands. Ipswich railway station provides a regular service to London (Liverpool Street) with a journey time of approximately 1 hour 10 minutes.

Fitzroy House occupies a prominent position on the corner of Crown Street and High Street, the central retail and commercial districts being situated directly to the south. There are a number of public car parks within the immediate area and the town's northern bus station is just a short walk away

DESCRIPTION

Fitzroy House is a modern four storey office building, the ground to second floors being occupied by Scrutton Bland LLP.

The third floor suite is accessed via stairs and an 8-person passenger lift from the ground floor reception. The suite provides predominantly open plan accommodation with high quality glazed partitioning creating four separate meeting rooms and private offices, kitchen and post room. The configuration of the partitioning can be adapted to meet the incoming tenants requirements.

The specification of the premises includes:

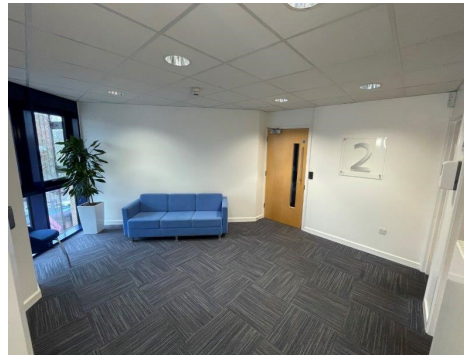
- Suspended ceilings with recessed lighting;
- Air conditioning;
- Raised floor with floor boxes;
- Double glazing and window blinds.

Male and female WC facilities are situated adjacent to the entrance to the suite and two onsite parking spaces are available to the incoming tenant.





NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Third floor lobby area



Meeting room



Kitchen

ACCOMMODATION

The premises provide a total net internal floor area of approximately 3,186 sq. ft. (396 sq. m.).

SERVICES

The premises are served by mains electricity, water 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 of those serving the property including IT and telecommunication links.

BUSINESS RATES

The premises are currently assessed as follows:

Rateable Value	£44,750.00
Rates Payable (2024/25)	£22,330.25 p.a.

LOCAL AUTHORITY

Ipswich Borough Council
 Grafton House
 15-17 Russell Road
 Ipswich
 Suffolk, IP1 2DE
 Tel: 01473 432000

TERMS

The premises are available upon a new full repairing and insuring business lease upon terms to be agreed and at an initial rent of £49,500 per annum exclusive.

The rent will be subject to VAT at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

EPC rating of 54(C)

LEGAL COSTS

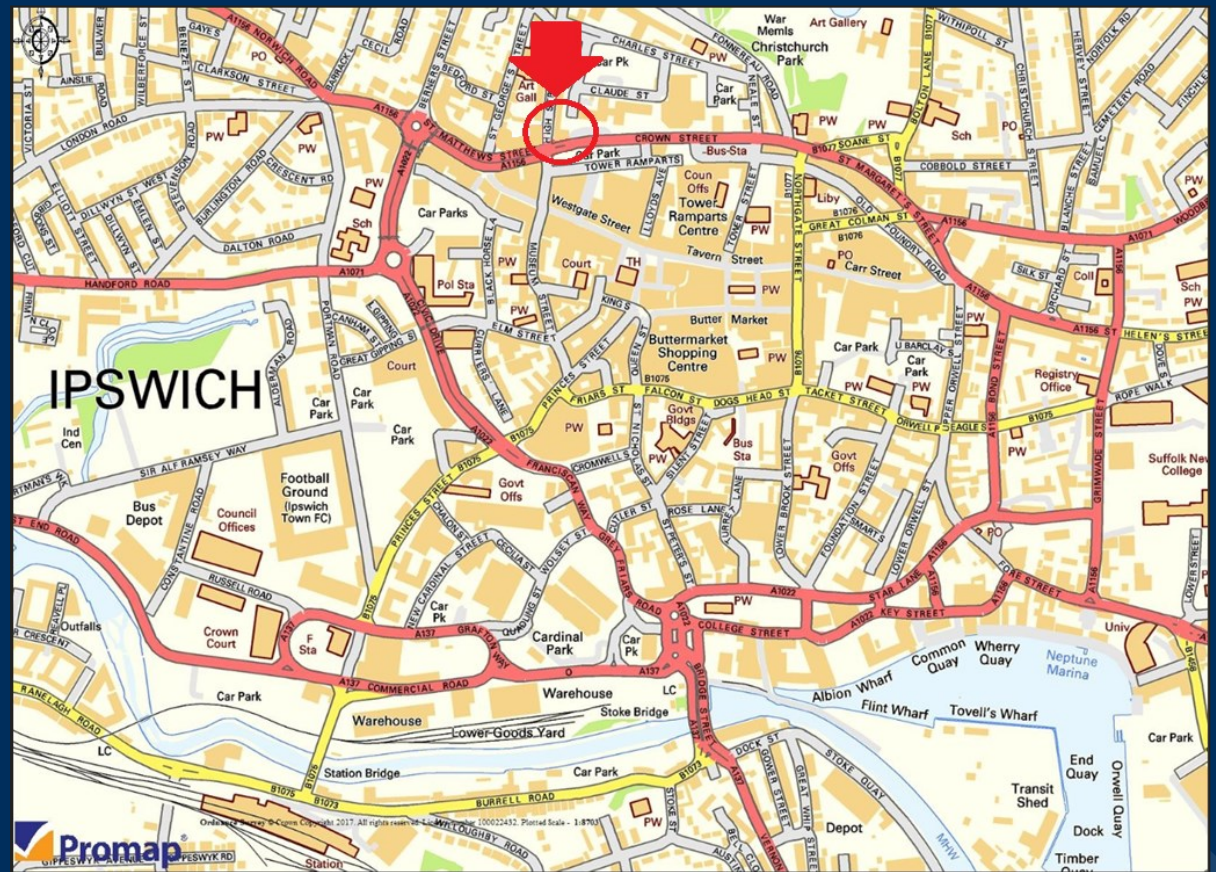
Each party to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
WITH THE SOLE LETTING AGENTS:

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Particulars created September 2024

