

2nd Floor Office Suite, 6-8 Museum Street, Ipswich, IP1 1HT



Newly
Refurbished
Self Contained
Office Suite

TO LET

- 170.2 sq m (1832 sq ft)
- Located in the town's professional district
- Comfort cooling, suspended ceilings, recessed lighting and perimeter trunking
- 9 person passenger lift
- On-site parking



Winning Suffolk Dealmaker
for the 2nd year running
Estates Gazette (February 2015)

Details

Location

Ipswich is the county town of Suffolk and a major commercial centre of East Anglia. The A12 and A14 trunk roads provide excellent road communications with London, Cambridge, the Midlands and the national motorway network. The M25 and Stansted Airport are both within an hour's drive. The train journey time from Ipswich to London (Liverpool Street) is approximately 1 hour and 10 minutes.

The property is located within the principal professional district, on the west side of Museum Street and edged red on the plan opposite.

Description

6-8 Museum Street has recently been fully refurbished. The premises comprise the second floor, self contained office suite accessed via stairs and a 9 person passenger lift from the shared ground floor reception.

The premises provide open plan accommodation, the specification including:

- Suspended ceilings
- Recessed fluorescent lighting
- Comfort cooling/heating system
- Double glazed windows
- Perimeter trunking
- Carpet tile floor coverings
- Tea point
- Male and female WC facilities
- Building management security system

On-site parking is available to the rear of the property.

The tenant will also have the shared use of the ground floor meeting room, together with video conferencing facilities.

Accommodation

The premises have a total net internal floor area of approximately 170.20 sq.m. (1,832 sq.ft.).

Business Rates

To be assessed.

Local Authority

Ipswich Borough Council
Grafton House
15/17 Russell Road
Ipswich
Suffolk, IP1 2DE

Telephone 01473 432000.

Terms

The premises are available on a new business lease on terms to be agreed and at an initial rent of £18,500 per annum exclusive.

The rent will be subject to VAT.

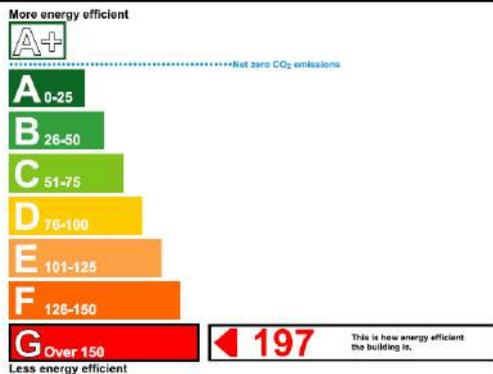


NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Particulars

Prepared in April 2015.

Energy Performance Asset Rating



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact Alistair Mitchell

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For further information

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