

EWS

CHARTERED SURVEYORS

153

PRINCES ST · IPSWICH · IP1 1QJ

BEST QUALITY TOWN CENTRE OFFICES TO LET IN A PRESTIGIOUS BUILDING
CLOSE TO IPSWICH RAILWAY STATION WITH GENEROUS ON SITE PARKING

Suites available in various sizes from
2,320 sq ft (216 sq m) to 11,070 sq ft (1,028 sq m)



- Eye-catching entrance foyer and main reception
- One parking space per 500 sq ft of offices
- Comfort cooling system
- Full access raised floors
- Suspended ceilings
- Kitchen and male & female WC facilities
- DDA compliant

Location

Ipswich is one of East Anglia's most important commercial centres with a catchment population in excess of 250,000. The town has excellent road links to the M25, the Midlands and London via the A14 and A12, and also benefits from a frequent rail service to London Liverpool Street with a journey time of just over one hour.

The premises are prominently situated in Princes Street, in the heart of Ipswich's central business district, a short walk from both the railway station and town centre shopping facilities and in close proximity to various public car parks. Willis plc and AXA both have major headquarters buildings close to 153 and various major companies have a regional presence in Ipswich in the Princes Street area.

The Cardinal Park leisure complex, with its gym, multi-screen cinema and wide choice of restaurants, and Ipswich Town Football Club's extensively redeveloped stadium, are both located in close proximity to the premises. The regenerated Waterfront area, with its new university building, is within easy walking distance.

Recent developments close to 153 include major new offices for Suffolk County Council and Ipswich Borough Council, and a new Crown Court complex as well as extensive new residential facilities which together make this one of Ipswich's fastest developing areas combining work, leisure and home in one location known as 'Ipswich Village'.

Description

Originally constructed in the 1950s for occupation by Shell-Mex & BP Ltd, 153 Princes Street was totally refurbished three years ago to become the headquarters of Self-Invested Personal Pension (SIPP) provider, Suffolk Life (now part of L&G), who occupy two of the building's three floors. 153 offers probably the highest quality of open plan office accommodation available in Ipswich, designed to meet the requirements of modern occupiers, and has the considerable benefit of generous on-site car parking facilities. The upper ground floor of 153 is now available in various suite sizes from 2,320 sq ft to 11,070 sq ft.

Terms

The accommodation is available on the basis of a new full repairing and insuring lease (partly by way of a service charge), for a term of years to be agreed.

Rent

£12 per sq ft per annum exclusive.

Legal

Each party to be responsible for its own legal costs.

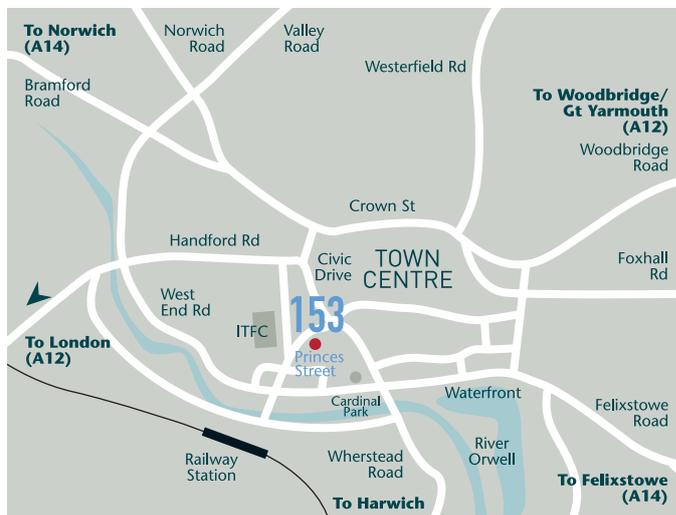
Rates

To be advised by Ipswich Borough Council.

Energy Performance Certificate

A copy of the EPC is available upon request.

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For further information, please contact the sole letting agents:

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