

EWS

CHARTERED SURVEYORS



TO LET

1st FLOOR OF CLYDESDALE HOUSE, 1-5 QUEEN STREET,
IPSWICH IP1 1SW

MODERN TOWN CENTRE OFFICE SUITE
WITHIN PRESTIGIOUS BUILDING

2,208 SQ FT (205.13 SQ M)

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

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LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

Queen Street is in the heart of Ipswich's central business district. It links the town's prime shopping area with the principal office area where Willis, AXA, and Churchill Insurance all have substantial offices.

Clydesdale House occupies a commanding position at the corner of Queen Street and Buttermarket, close to the Buttermarket shopping centre and its principal office occupier is the Ipswich branch of Clydesdale Bank with Costa Coffee occupying the ground floor.

DESCRIPTION

The property comprises a self-contained, open-plan office suite at first floor level, including raised floors, suspended ceilings and air conditioning. The premises are served by a lift from the imposing entrance lobby, accessed from Queen Street.

There are kitchen facilities within the suite, and wc facilities on the second and third floors.

ACCOMMODATION

All measurements approximate

Office Suite 2,208 sq ft (205.13 sq m)

RATES

As advised by Ipswich Borough Council:

Rateable Value (2005)	£13,250.00
Rates Payable (2009/10)	£ 6,426.25

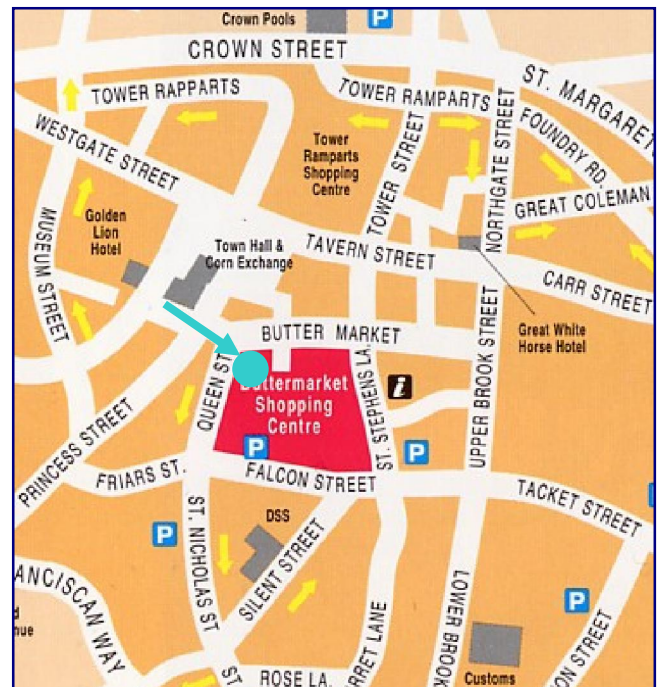
TERMS

The premises are available by way of an under-letting, on a full repairing and insuring basis (partly by way of a service charge), for a term of years to be agreed, up to 28th September 2017.

RENT

£9 per sq ft.

Agents note: The third floor (2,015 sq ft / 187.22 sq m) is also available – further details available upon application.



VIEWING / FURTHER DETAILS EWS TELEPHONE 01473 216 200

CLARE WRIGHT OR GEORGE WOODWARD

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