

# EWS

CHARTERED SURVEYORS



**TO LET**

UP TO 7,500 SQ FT (696.77 SQ M)  
1<sup>ST</sup> FLOOR FRANCISCAN HOUSE,  
51 PRINCES STREET, IPSWICH, IP1 1UR

ONE OF IPSWICH'S PREMIER OFFICE BUILDINGS

READY-TO-OCCUPY OFFICES AVAILABLE ON A SHORT TERM  
LEASE AT A LOW RENT

31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

01473 216 200

team@ews.co.uk  
www.ews.co.uk

## LOCATION

Franciscan House is prominently situated in Princes Street, in the heart of Ipswich's central business district, a short walk from the railway station, town centre shopping facilities, the Cardinal Park leisure complex, with its multi-screen cinema and wide choice of restaurants and the regenerated Waterfront area where the university is located.

Franciscan House is a major landmark building in a prime location overlooks the junction of Princes Street and Civic Drive which has recently undergone a major streetscaping upgrade, including widened pavements and extensive planting.

## DESCRIPTION

Franciscan House is one of Ipswich's premier office buildings and it provides four floors of open plan office accommodation which has the benefit of air conditioning, full access raised floors, two lifts, on-site parking and male & female wc's on each floor. Birketts and Eversheds Solicitors occupy the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors and the 1<sup>st</sup> floor was, until recently, occupied by a major shipping left it in a ready-to-occupy, fitted-out condition which includes server room, computer wiring to floor boxes, kitchen facilities, partitioned meeting rooms and high density filling / storage system. In addition, some basement storage accommodation can be made available if needed. Consideration would also be given to a letting of a smaller suite size than the 7,500 sq ft that the entire floor offers.

## RATES

As assessed by Ipswich Borough Council:

Rateable Value (2010) £74,000

Estimated Rates Payable (2015/16): £36,482

## ENERGY PERFORMANCE CERTIFICATE

Rating E (115)

## TERMS

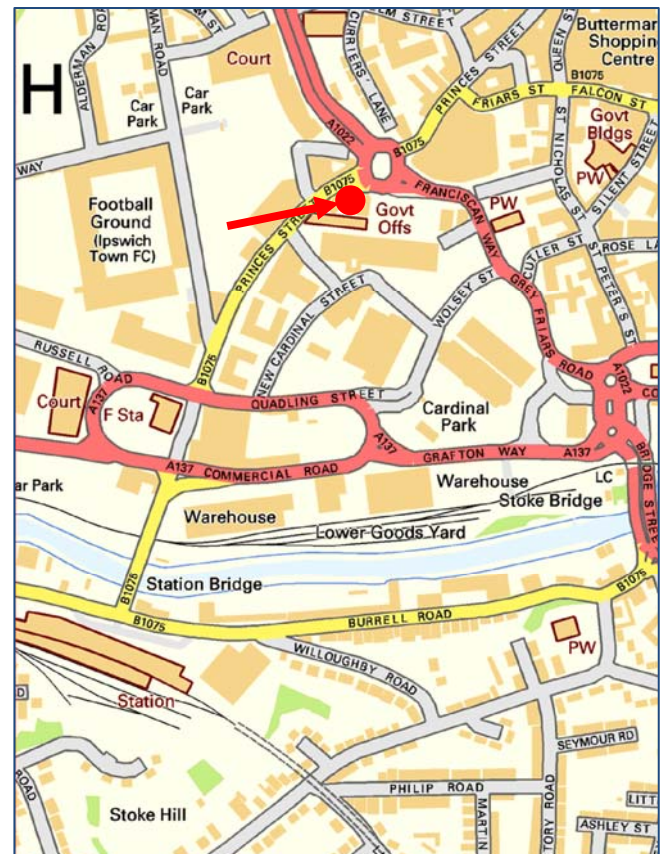
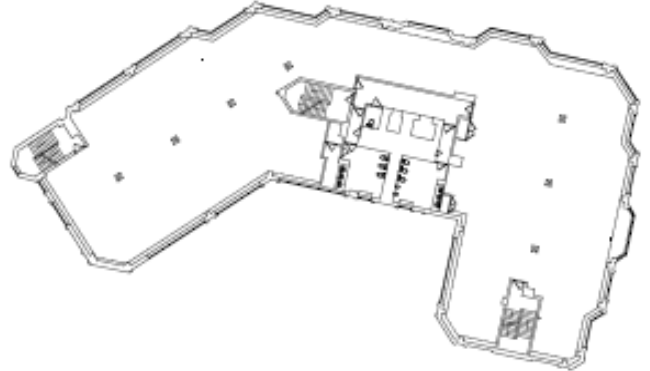
The accommodation is available on the basis of a short term flexible lease up to September 2017.

## RENT

On application.

### Example floor plan

(not to scale & for identification purposes only)



[VIEWING / FURTHER DETAILS](#) **EWS** TELEPHONE 01473 216 200

**GEORGE WOODWARD**

email: [george.woodward@ews.co.uk](mailto:george.woodward@ews.co.uk)