

EWS

CHARTERED SURVEYORS



FOR SALE

22 – 32 MUSEUM STREET, IPSWICH, IP1 1HZ

AN EXCITING REFURBISHMENT /
POTENTIAL CONVERSION OPPORTUNITY
IN THE HEART OF IPSWICH TOWN CENTRE

TOTALLING APPROX 12,000 SQ FT (1,115 SQ M)

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.

Museum Street lies at the heart of Ipswich's town centre and forms part of the town's established professional office location but is likely to undergo a major transformation over the next few years to accommodate a much broader range of occupiers from the residential, medical and leisure sectors as well as commercial. The premises are within easy walking distance of all Ipswich's central amenities: leisure, retail, office, car parks and bus stations and are a 10 minute walk from the town's train station.

The premises occupy a prominent position on Museum Street and have, for many years, been the head office of major regional law firm, Birketts LLP.

DESCRIPTION

The premises comprise a number of late Georgian buildings which were originally built as town houses but subsequently converted into offices.

Externally the premises have an impressive Grade II Listed façade and internally, the offices have been well maintained to provide a predominantly cellular layout of accommodation retaining many features of the original town houses including high ceilings and large Georgian windows giving good natural light.

ACCOMMODATION

In total the premises provide approx 12,000 sq ft (1,115 sq m) of accommodation from what was originally five individual buildings. A breakdown of floor areas can be found overleaf.

PLANNING

All the buildings are Grade II listed. We have made informal enquiries of Ipswich Borough Council's Planning Department and understand that a flexible approach will be taken to a change of use from offices to a wide range of alternative uses: commercial, leisure, residential, medical, educational etc in order that these important historic town centre buildings are retained and enhanced. Alternatively any of the buildings can of course remain in commercial use as offices or indeed be converted to medical use (s.t.p.p.)

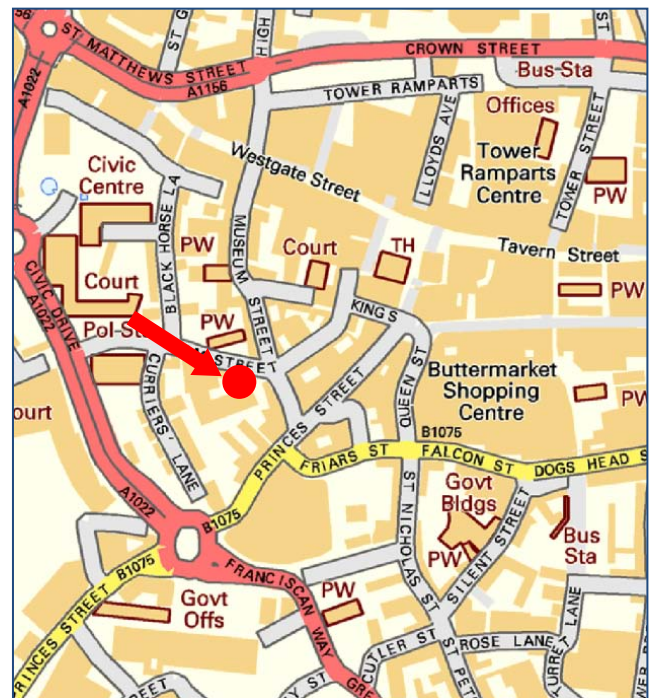
TERMS

The premises are for sale freehold with the potential of a short term lease-back to Birketts LLP pending their move to their new Ipswich office in Spring 2018.

The premises are for sale as one individual lot or as individual buildings. Further information, including CAD plans, available on request. Please email George.woodward@ews.co.uk

PRICE

On application.



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

GEORGE WOODWARD

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SCHEDULE OF FLOOR AREAS

Floor areas given below are approx net internal area in square feet.

<u>22-32 Museum Street</u>	22	24/26	28	30/32	<u>Total</u>
Ground Floor	852	1,084	613	1,417	3,966
First Floor	1,031	879	371	1,386	3,667
Second Floor	1,040	756	376	1,144	3,316
Basement	203	0	0	819	1,022
Total	3,126	2,719	1,360	4,766	11,971