

EWS

CHARTERED SURVEYORS



TO LET

SANDERSON HOUSE, 17-19 MUSEUM STREET
IPSWICH IP1 1HE
PROMINENT TOWN CENTRE OFFICE BUILDING

5,536 SQ FT (514.31 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.

This property is located in Museum Street, one of the principal professional office locations in Ipswich.

DESCRIPTION

Sanderson House occupies a prominent position fronting onto Museum Street.

The ground floor provides a reception area, together with meeting rooms, individual offices, and a disabled wc.

The first and second floors provide a mixture of open plan and cellular offices, together with ancillary kitchen, storage and wc facilities.

The building is served by gas central heating. There are ceiling mounted air conditioning / comfort cooling units in part of the ground floor.

The property benefits from an integral garage, providing car parking (tandem) for up to four cars.

ACCOMMODATION

All measurements approximate

Ground floor	1,555 sq ft (144.46 sq m)
First floor	
Offices	1,463 sq ft (135.92 sq m)
Storage / kitchen	216 sq ft (20.07 sq m)
Second floor	
Offices	1,466 sq ft (136.19 sq m)
Storage / kitchen	235 sq ft (21.83 sq m)
Basement	601 sq ft (55.83 sq m)
Total	5,536 sq ft (514.31 sq m)

RATES

The rating assessment for 17-19 Museum Street includes No. 21 and will need to be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

Rating: E (101)

TERMS

A new full repairing and insuring lease, for a term of years to be agreed, incorporating upward only rent reviews at three or five yearly intervals, depending on lease length.

RENT

£39,500 (thirty nine thousand five hundred pounds) per annum exclusive.

Available February 2015, or earlier by negotiation.



VIEWING / FURTHER DETAILS EWS TELEPHONE 01473 216 200
CLARE WRIGHT

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