

# EWS

CHARTERED SURVEYORS



**TO LET**

UNIT 3, CHALFONT SQUARE, OLD FOUNDRY ROAD, IPSWICH  
IP4 2AJ

RECENTLY REFURBISHED TOWN CENTRE OFFICE SUITE

1,881 SQ FT (174.75 SQ M)

31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

01473 216 200

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www.ews.co.uk

## 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.

Chalfont Square is a purpose-built, multi-occupied office building, situated within Ipswich town centre, to the north-east of the main shopping area. All the town's main amenities are within easy walking distance.

## DESCRIPTION

A self-contained office suite on three floors, with its own private entrance. The office has recently been refurbished.

There are wc facilities on each floor.

The premises benefit from one car parking space located in the courtyard.

## ACCOMMODATION

All measurements approximate

<b>Ground Floor</b>	560 sq ft (51.98 sq m)
<b>Store</b>	34 sq ft ( 3.20 sq m)
<b>First Floor</b>	628 sq ft (58.36 sq m)
<b>Second Floor</b>	659 sq ft (61.21 sq m)
<b>Total</b>	<b>1,881 sq ft (174.75 sq m)</b>

## RATES

As assessed by Ipswich Borough Council:

Rateable Value (2010): £11,750.00

Estimated Rates Payable (2013-14): £ 5,534.25

## TERMS

A new full repairing and insuring lease, (partly by way of a service charge), for a term of years to be agreed, incorporating upward only rent reviews at three yearly intervals.

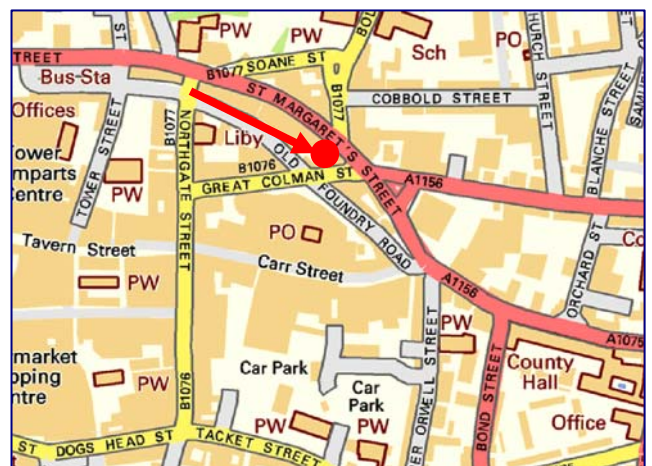
## RENT

### REDUCED RENT

**£10,400** (ten thousand four hundred pounds) per annum exclusive.

## ENERGY PERFORMANCE CERTIFICATE

Rating: E (113)



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

**GEORGE WOODWARD**

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