

# EWS

CHARTERED SURVEYORS



**TO LET**

FIRST FLOOR, 15/17 PRINCES STREET, IPSWICH,  
IP1 1PH

TOWN CENTRE OPEN-PLAN OFFICE SUITE(S)

FROM APPROX .1,500 SQ FT - 3,339 SQ FT  
(139.35 SQ M - 315.72 SQ M)

31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

**01473 216 200**

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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.

The premises are prominently located in the heart of Ipswich's prime commercial office area. Other nearby occupiers includes national banks, building societies, estate agents and recruitment agencies. Public car parks, restaurants and bars, the main bus station and Ipswich Waterfront are all within easy walking distance.

## DESCRIPTION

The premises comprise the first floor of a three-storey building, accessed off a shared entrance. The suite provides open plan accommodation, with part glazed partitions providing meeting rooms and kitchen facilities.

The suite's specification includes suspended ceilings, perimeter trunking, air conditioning and carpeted floor coverings. There are wc facilities within the suite.

The suite could be sub-divided to provide two suites of approximately 1,500 sq ft or to suit an occupier's requirements. Further details are available, on request.

## ACCOMMODATION

All measurements approximate

**Total** 3,399 sq ft (315.72 sq m)

+WCS

## RATES

As advised by Ipswich Borough Council:

Rateable Value (2010): £23,250.00

Estimated Rates Payable (2012-13): £10,648.50

## 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

**£8.50 per sq ft per annum.**



**VIEWING / FURTHER DETAILS EWS TELEPHONE 01473 216 200**

**GEORGE WOODWARD**

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