

# EWS

CHARTERED SURVEYORS



FRANCISCAN HOUSE,  
51 PRINCES STREET, IPSWICH, IP1 1UR

ONE OF IPSWICH'S PREMIER OFFICE BUILDINGS

**AVAILABLE TO LET  
ONCE REFURBISHED / MODERNISED (EARLY 2019)**

SUITE SIZES OF APPROX. 3,500 SQ FT (325 SQ M)  
UP TO 32,000 SQ FT (2,973 SQ M)

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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.

Franciscan House is a major landmark building occupying a prime location in the heart of Ipswich's central business district a short walk from the railway station, town centre shopping and leisure facilities, and the regenerated Waterfront area where the university is located. The building overlooks the junction of two key town centre streets – 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 providing four floors of open plan office accommodation with air conditioning, full access raised floors, two lifts, on-site parking and male & female wc's on each floor. The building will shortly be refurbished and upgraded to suit modern day occupational requirements and will be available to let in its entirety to a single occupier (approx. 32,000 sq ft) or as individual suites from approx. 3,500 sq ft.

## TERMS

The refurbished / upgraded accommodation will be available from early 2019 on full repairing lease terms to be agreed (minimum 5 year term).

## RENT

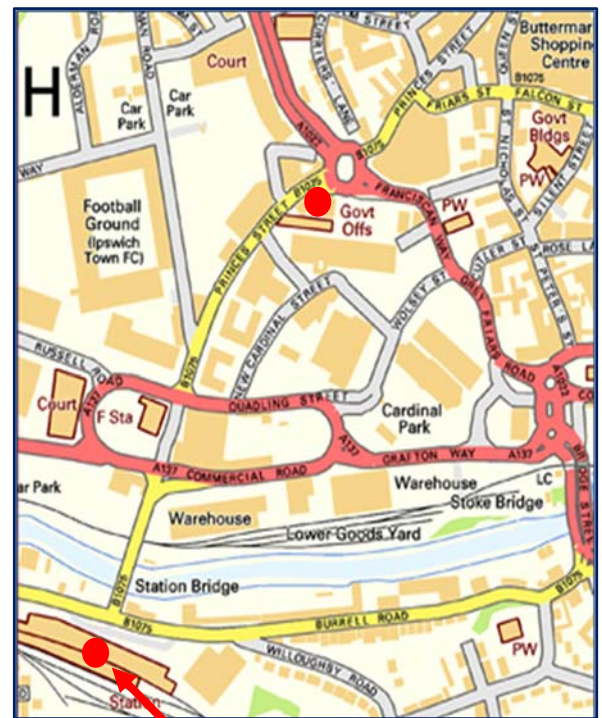
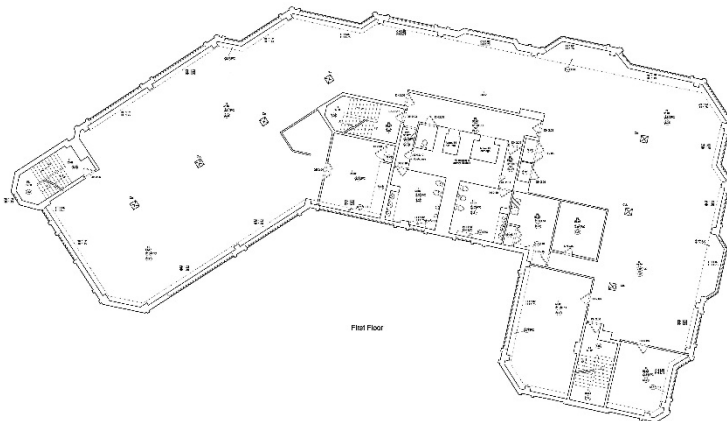
On application.

## ENERGY PERFORMANCE CERTIFICATE

Rating to be reassessed as a result of the proposed works.

### Example floor plan

(not to scale & for identification purposes only)



Railway Station

## VIEWING

Contact George Woodward. EWS Limited Tel: 01473 216200 or email [George.woodward@ews.co.uk](mailto:George.woodward@ews.co.uk)

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