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HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET
THREE STOREY MEWS OFFICE BUILDING WITH PARKING
359 SQ M/3,863 SQ FT



Knapton Court

Turret Lane

Ipswich

Suffolk

IP4 1DL

TO LET

Town centre location
6 car spaces (one per 644 sq ft)
Flexible lease terms
Gas fired central heating
Rent from only £5.50 per sq ft

LOCATION

Ipswich being the County town of Suffolk is a strong commercial centre. Ipswich is served by both the A12 and the A14 linking the town with London and the Midlands. Rail links to the capital are also good with travel time of 1 hour 10 minutes from Ipswich station to London Liverpool Street.

Knapton Court can be found in Turret Lane just off Lower Brook Street which offers easy access to the retail area of the town centre as well as being in close proximity to Ipswich Waterfront. Other nearby amenities include Ipswich Bust Station and NCP Foundation Street multi storey car 513 space car park.

DESCRIPTION

The property comprises an attractive three storey mews office building in the town centre of Ipswich. Outside the front are 6 designated car spaces. Internally the building benefits from a central service core which accommodates wc facilities on ground and first floors and kitchen on second floor. On the ground floor are 5 offices of varying sizes and a single storey extension previously used as a comms room. On the first floor are a further 3 offices and 2 offices are second floor. Throughout the building is gas fired central heating powered by a new boiler, carpeting and wall mounted air con (2 offices only).

ACCOMMODATION

(Please note all areas are appropriate and have been measured on a net internal basis)

Ground floor

Reception area with wc facilities and a disabled wc facility

Total ground floor area 138.4 sq m 1,490 sq ft

Comprise 5 offices of varying sizes and a comms room.

First Floor

Male and female wc facilities and 3 offices of varying sizes

Total first floor area 128 sq m 1,378 sq ft

Second Floor

Kitchen facility with low level cupboards and stainless steel sink drainer and 2 offices

Total second floor area 92.5 sq m 996 sq ft

Overall office area 359 sq m 3,863 sq ft

Outside to the front of the property are 6 designated car parking spaces.

TERMS

The property is available by way of a new sub lease, term to be confirmed at a proposed starting rent from only £5.50 per sq ft.

SERVICES

We understand mains electricity and water are connected to the property, however we do recommend all interested parties check with the relevant statutory authorities.

VAT

Vat is applicable to the rent of this property.

BUSINESS RATES

Rateable value £32,500 per annum. Rates payable for 2018/19 £15,567.50p. Note we strongly recommend any interested party to carry out their own investigation with Ipswich Borough Council Business Rates Department on 01473 432000 for confirmation of the rateable values and poundage that would be applicable to their business.

EPC

The property has an EPC rating of E.

LEGAL COSTS

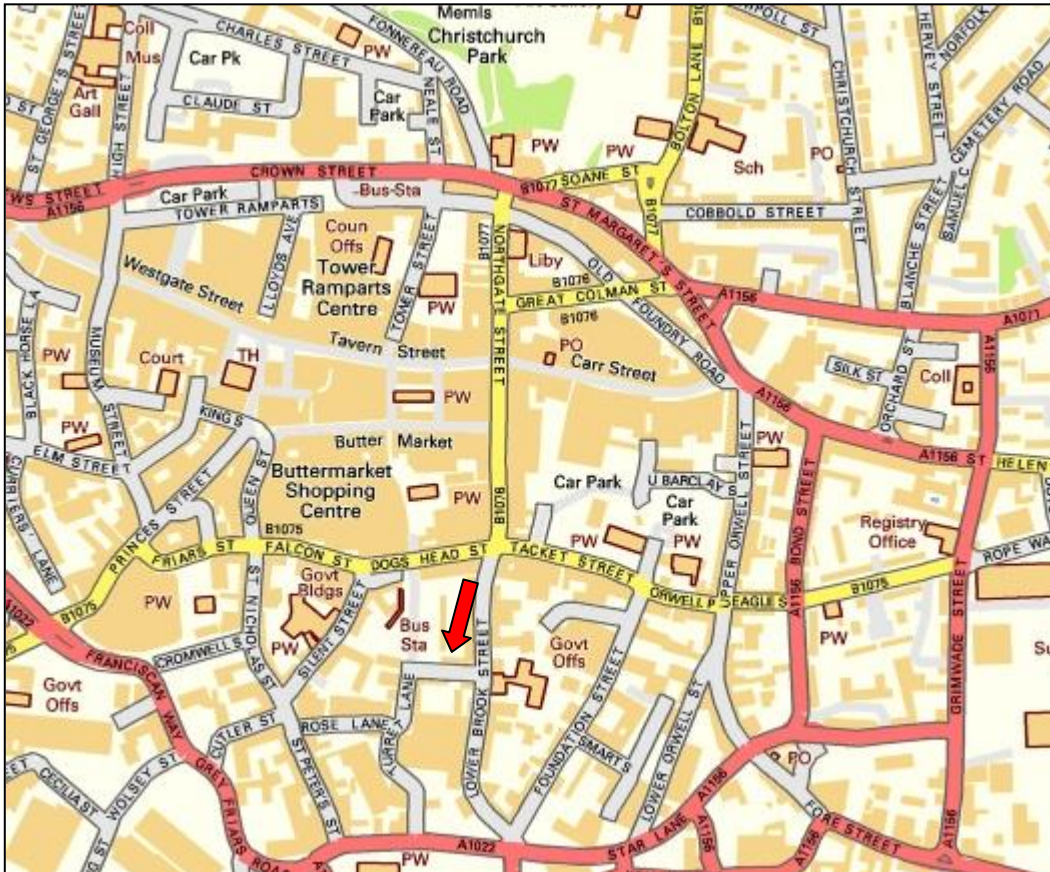
Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with Joint Sole Agents
Reader Commercial on 01473 289600
martin@readercommercial.com or

Paul Keen of Penn Commercial 01473 211933
paul@penncommercial.co.uk

(plan is for location purposes only)



Outside Rear



Ground floor inside



First Floor inside



Top floor inside 1



Top floor inside 2

