



01473 289600

READERCOMMERCIAL.COM

info@readercommercial.com

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

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET
GROUND FLOOR HIGH QUALITY OFFICE ACCOMMODATION
757.3 SQ M/8,151 SQ FT



80 Compar Crescent
Voyage, Ranelagh Road
Ipswich
Suffolk
IP2 0EH

TO LET

15 designated car spaces
0.3 miles from Ipswich railway station
Occupation Summer 2019
Next to 126 bed Penta Hotel, Ipswich
Pedestrian links to the town
via Sir Bobby Robson Bridge
New lease terms

LOCATION

80 Compar Crescent, Voyage is located just off the B1075 Ranelagh Road south of the town centre. Ranelagh Road joins London Road (A1214) which allows straight access onto the A1214 at junction 55 Copdock. Ipswich main line train station is only 0.3 miles from the property and Ipswich town centre is accessed on foot via the Sir Bobby Robson bridge linking the south side of the river with West End Road. The property is located close to the entrance of Voyage adjacent to the Penta Hotel.

DESCRIPTION

The property comprise a self contained ground floor high quality office suite with parking front and rear. This forms part of a 5 storey property of which the 4 floors above are residential. Internally the accommodation is predominantly open plan with a central reception and office area either side. At present there are 3 glazed meetings rooms off reception and a 4th within the main office area. To the rear of the office space are male, female and disabled wc's with a shower area in the ladies wc. There are 2 kitchen areas and a break out area off reception. Outside are permit designated parking spaces for 10 cars to the rear and 5 to the front. It is understood the previous occupier had arranged a further 5 spaces on site via a third party owner (subject to availability and by separate negotiation)

SPECIFICATION

Comfort heating/cooling, raised floors, carpeting and ceramic floor tiles, suspended ceilings with inset lighting, 3 glazed meeting rooms – 1 x 8 persons, 1x 10 persons and 1 x 16 persons. Window blinds, 2 kitchen areas.

ACCOMMODATION

(Please note all areas are approximate)

Ground floor area **757.26 sq m** **8,151 sq ft**
(measured off IPMS 1)

Within the office area are male, female, disabled wc's (shower in Ladies wc)

4 meeting rooms, 2 kitchen areas

Outside to the rear of the property are 10 designated car spaces and a further 5 designated car spaces at the front.

TERMS

The property is available by way of a new lease, length to be agreed, subject to 5 yearly upward only open market rent reviews where applicable at a proposed commencing rent of £138,500 per annum exclusive.

VAT

Vat will be applicable to the rent of this property.

SERVICE CHARGE

As per the lease provision.

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.

BUSINESS RATES

Rateable value £70,000 per annum. Rates payable for 2019/20 circa. £35,280 per annum. 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.

PLANNING

We have been verbally advised the property is suitable for B1 (office use). We encourage any interested parties to carry out their own investigations with Ipswich Borough Council Planning office on 01473 432000 as to their own use in relation to the property.

EPC

The property has a rating of B.

LEGAL COSTS

Each party to bear their own legal costs.

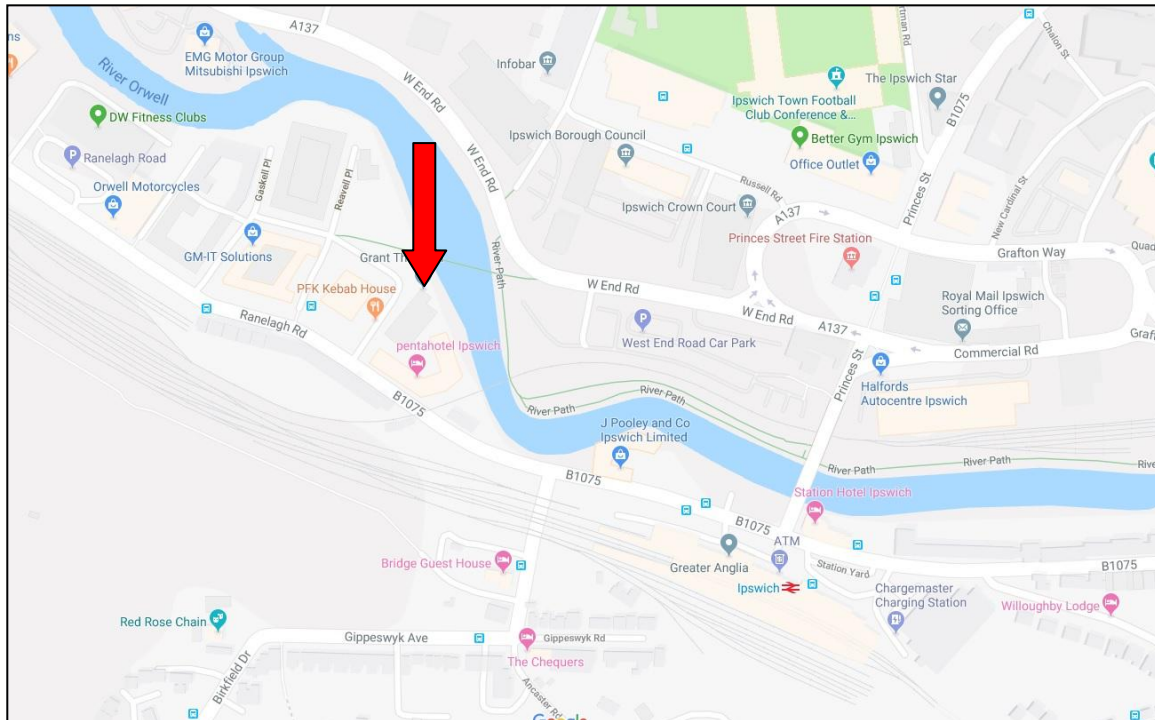
VIEWING

Strictly by prior appointment with Sole Agents

Reader Commercial on 01473 289600

or email: martin@readercommercial.com

Plan is for location purposes only





Plan of property

