SUFFOLK HOUSE

Civic Drive, Ipswich **IP1 2AN**

TO LET



61,002 SQ FT
(5,667 SQ M)

Refurbishment Opportunity HQ Office to Let in Ipswich Town Centre

Lambert Smith Hampton

Suffolk House, Ipswich IP1 2AN

Description

Shell 'n' core HQ accommodation available in Ipswich Town Centre. The Ground to Second floors currently offer dilapidated Cat A space and the third to Eighth are in a shell and core condition.

The property includes passenger lifts, basement ancillary space, male/female and disabled WCs, parking and column free floorplates.

ACCOMMODATION	Sq Ft	Sq M
Lower Ground	6,624	615
Ground	5,186	482
First	6,014	559
Second	6,048	562
Third	6,133	570
Fourth	6,164	573
Fifth	6,160	572
Sixth	6,193	575
Seventh	6,163	573
Eight	6,317	587
TOTAL (NIA)	**61,002**	**5,667**

Location

Well-located office on Civic Drive, with good access to Ipswich Town Centre, the Train Station and the A14.

EPC

Currently D but to be reassessed after refurbishment.

Terms

A new FRI lease is available for a term to be agreed direct from the freeholder.

Rent

On Application

Business Rates

Estimated £6.50 psf. For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Basis of Offer

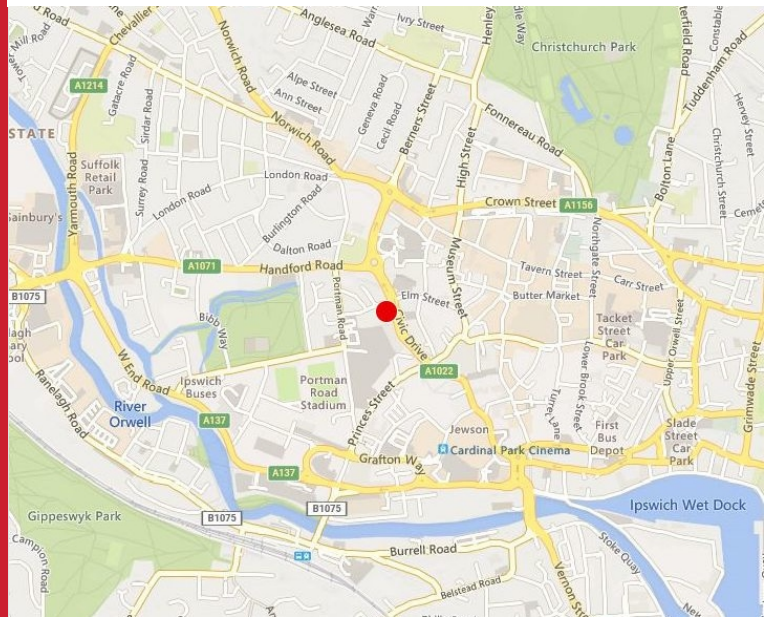
New Lease Available on the whole only.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



INDICATIVE FLOOR PLAN



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Viewings

By prior appointment only.

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