

# BROOKE LAWRENCE HOUSE

80 Civic Drive, Ipswich IP1 2AN

TO LET

**8,891 SQ FT**  
(826 SQ M)

5th Floor Suite Available To Let

**Lambert  
Smith  
Hampton**

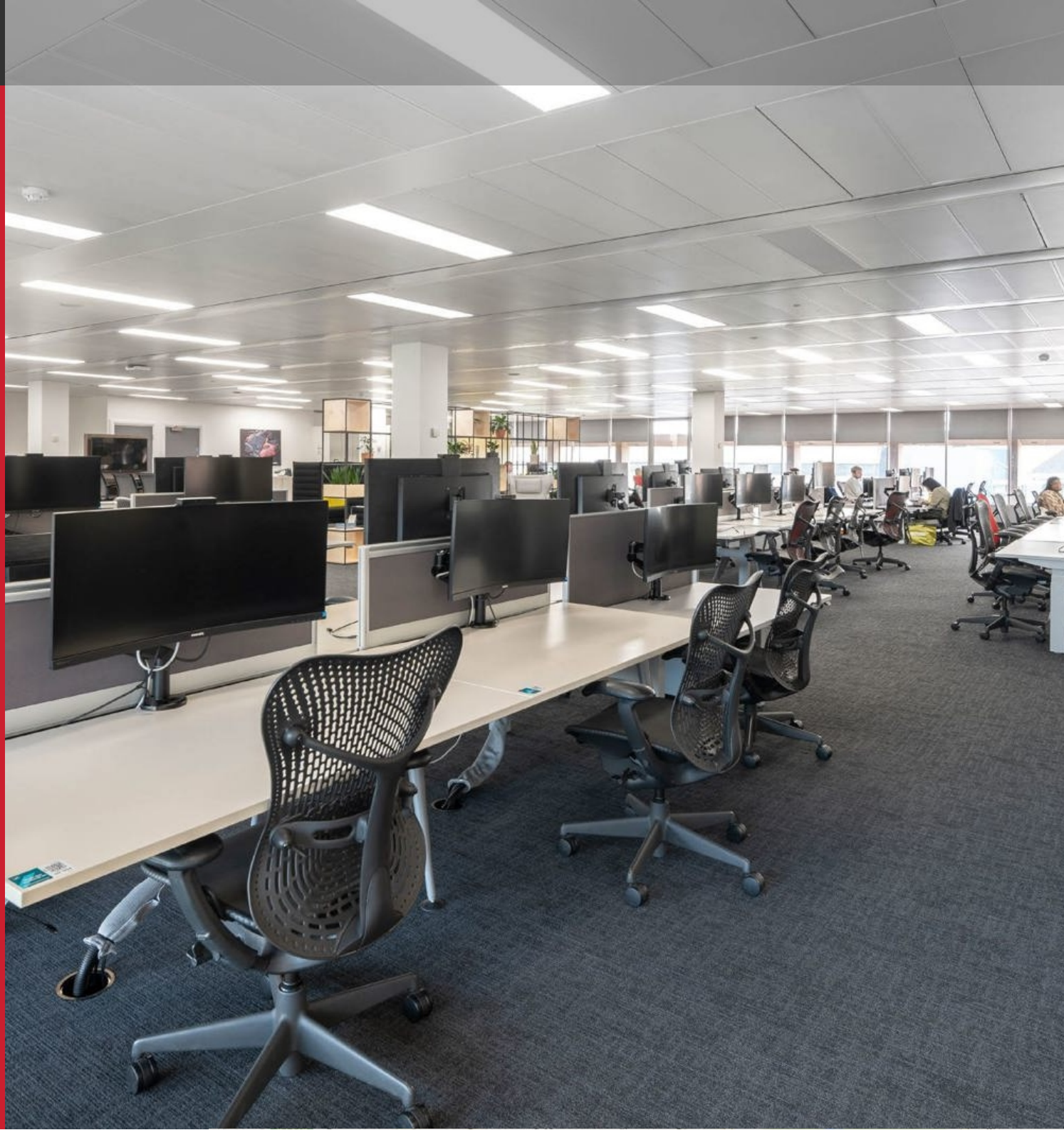
## Description

A largely open plan suite within a well presented Grade B building. There are also a number of private meeting rooms that would come with the suite.

The property benefits from both front and rear receptions, a multi-storey car park to the rear with a generous car parking ratio and an on-site café, as well as 4x 13 person passenger lifts and male/female toilets on each floor.

## Specification

- Town centre location
- Excellent car parking ratio - 1:325 sq ft
- 10 minutes' walk from Ipswich Train Station
- On Site Café
- Corporate reception area
- Full access raised floors
- Metal tiled ceiling
- VRF Air Conditioning



# Brooke Lawrance House, IP1 2AN

## Location

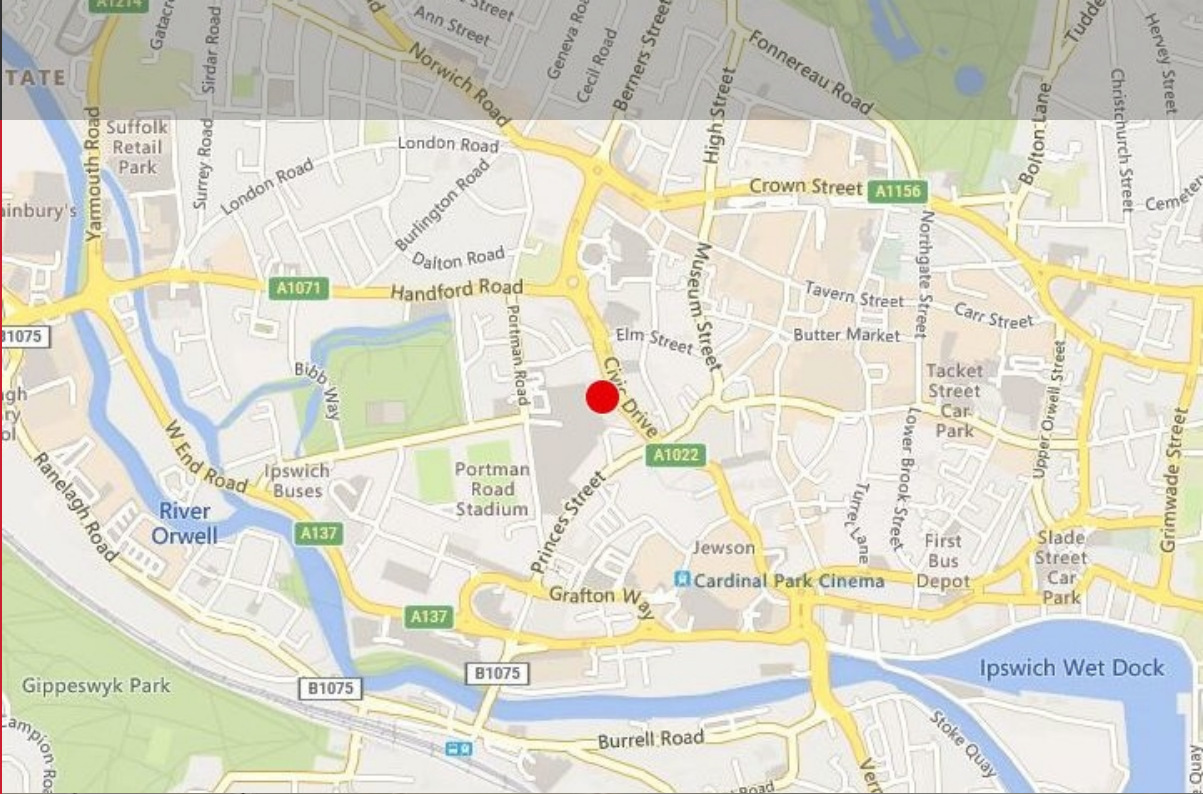
Well-located office on Civic Drive, with good access to Ipswich Town Centre, the Train Station and the A14.

Ipswich Town Centre and Rail Station are 7 and 5 minutes' walk and the Buttermarket (Town Centre) offers the usual lunchtime retail amenities.

Ipswich Rail Station offers a direct service to London Liverpool Street with half hourly services of 1 hour and 6 minutes.

## Accommodation

|                        | Sq Ft        | Sq M       |
|------------------------|--------------|------------|
| Fifth Floor North Wing | 8,891        | 826        |
| <b>TOTAL (NIA)</b>     | <b>8,891</b> | <b>826</b> |



Brooke Lawrance House, IP1 2AN



## Additional Information

### EPC

EPC Rating: D (96)

### TERMS

New lease available from the Landlord.

### RENT

£17.50 Per Sq Ft

### BUSINESS RATES

£6.50 per sq ft

For confirmation of business rates please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

### SERVICE CHARGE

£9.00 Per Sq Ft

### LEGAL COSTS

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

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### VIEWINGS

Strictly by prior appointment through the agents.

## Contact

For more information please contact:

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