



TO LET

Prime Town Centre Office Buildings

ON-SITE PARKING

**UP TO APPROX. 1,623 SQ M
(17,469 SQ FT)**

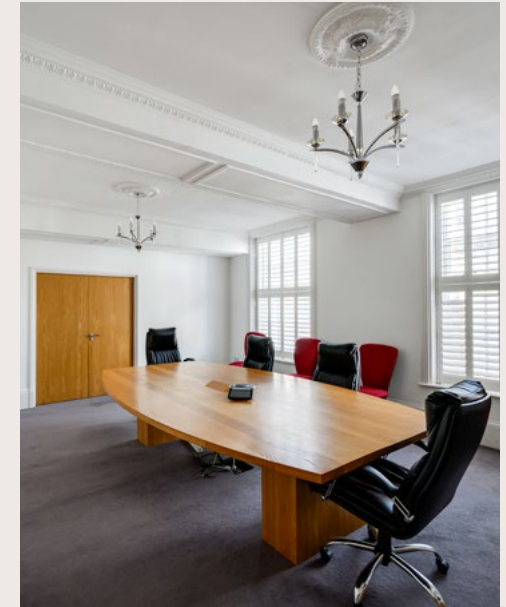
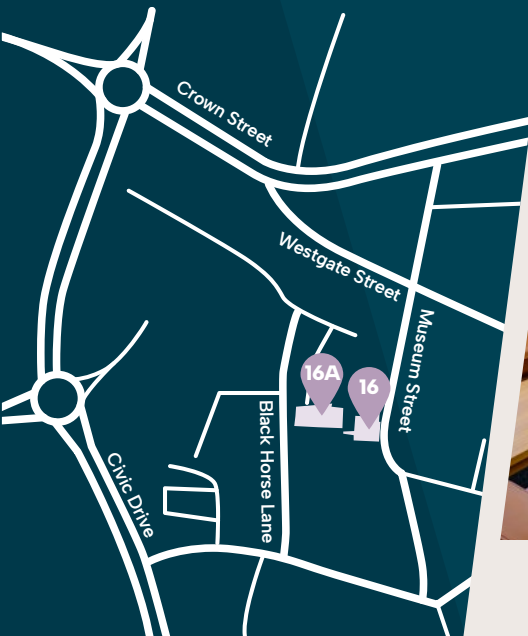


16 & 16A Museum Street
Ipswich, Suffolk, IP1 1HT

LOCATION

The properties are located on the western side of Museum Street, close to the junction with Arcade Street. Within easy walking distance are the primary shopping thoroughfares of Westgate Street and Tavern Street, as well as the main leisure area of the scenic Waterfront.

The area is mixed in nature, with residential and commercial premises nearby, and is around 10 minutes' walk to the town's train station. Nearby occupiers include Axa Insurance, Willis Towers Watson, the New Wolsey Theatre, Ipswich Magistrates' Court, the Black Horse public house and Ipswich Town Football Club.



No.16

APPROX. 605 SQ M
(6,513 SQ FT)

- Grade II Listed, five-storey building
- Classic period features
- Modern, well-appointed offices
- Passenger lift
- Suspended ceilings, with recessed lighting, LG3/LG7 lighting
- Bright, open plan floors
- Perimeter and floor trunking, and server room, with dedicated power supply
- With adjacent car parking
- The building can accommodate up to 56 people



No.16A

**APPROX. 1,018 SQ M
(10,956 SQ FT)**

- Modern, spacious Ground and First Floor offices
- VRF Daikin air conditioning and double-glazed windows
- Passenger lift
- Suspended ceilings, with recessed lighting, LG3/LG7 lighting
- 70 phone lines and 2 fibre optic links
- Raised access floors, fully carpeted throughout
- With adjacent car parking
- The building can accommodate up to 100 people





Ipswich

Ipswich is the administrative centre for Suffolk, and is home to an award-winning Waterfront, a vibrant community of High Street and independent retailers, and an array of colourful pubs, bars and international restaurants; all within minutes of the stunning Suffolk countryside and coastline.

The historic town is located on the River Orwell, 16 miles north east of Colchester, 28 miles south east of Bury St Edmunds, 46 miles south of Norwich and 82 miles north east of London. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Ipswich is home to a number of international companies and has long been recognised as an insurance hub, with occupiers including AXA, Willis Towers Watson and LV Group, as well as a number of public sector employers, such as Ipswich Borough Council, Suffolk County Council, Suffolk Constabulary, Suffolk Fire and Rescue Service, Ipswich Crown Court and Ipswich Magistrates' Court.

LEGAL

PLANNING

Class E office use. The buildings would suit other uses, such as medical, training or community space, subject to planning.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

BUSINESS RATES

No. 16: Rateable value £37,500

No. 16A: Rateable value £144,000

All interested parties should contact Ipswich Borough Council on 01473 433851

TERMS & TENURE

No. 16: Available to let on a new sub-lease, expiring in May 2028, at a rental of £60,000 per annum exclusive.

No. 16A: Available to let on a new sub-lease, expiring in May 2028, at a rental of £80,000 per annum exclusive.

Total rent of £140,000 per annum exclusive for both buildings.

VAT

VAT is applicable.



SERVICES & SERVICE CHARGE

We understand that mains electricity and water are connected to the property.

NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including any IT and telecommunications links. Service Charge to be confirmed.

VIEWING

Strictly by prior appointment with sole agents Penn Commercial: Suite C, Orwell House, The Strand, Wherstead Ipswich, Suffolk, IP2 8NJ

CONTACT

01473 211933

vanessa@penncommercial.co.uk
www.penncommercial.co.uk

