

TO LET Office Unit
2,369 sq.ft (220 sq.m)



3rd Floor, Robert Ransome House, East Gate, Ipswich IP4 1HA

- Diverse retail options
- Prime location amenities
- Nearby popular brands

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3rd Floor, Robert Ransome House, East Gate, Ipswich IP4 1HA

Areas (Approx. Gross Internal)

Office Space	2,369 sq.ft	(220 sq.m)
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Description

The Eastgate Centre was reconfigured and substantially reconstructed in the early 2000's to create an outward facing parade of well configured shops at 13-51 Carr Street.

The parade is anchored by a 33,000 sq ft B&M Bargains, with an additional 11 shops of varying sizes at ground floor and a large Sports Direct unit at first floor.

Rent

£30,000 p.a.x

Business Rates

Rateable Value £22,250

Suffolk County Council.

Service Charge

A service charge will be levied for the maintenance of common areas of £11,999.19.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant. £1,028.87 (inclusive of VAT)

Energy Performance

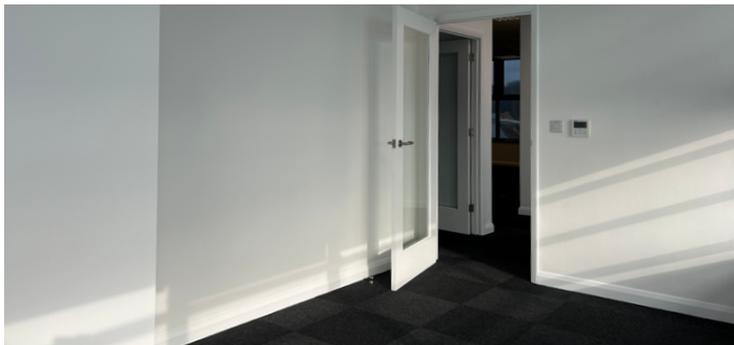
Further information available upon request.

Planning

We understand that the current planning consent under the Town and Country Planning Act 1990 is Class E. Prospective parties will be required to make their own enquiries.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - IP4 1HA

practical choice for those seeking office space. Strategically located, it offers convenient access to transportation networks and a range of amenities. The area is characterized by a mix of historical and contemporary elements, providing a unique backdrop for businesses.

Businesses in IP4 1HA benefit from a well-established local infrastructure and a diverse business community. The proximity to key facilities and services makes it a practical and functional location for office rentals. Consider IP4 1HA if you're looking for a straightforward, business-oriented environment with essential conveniences.



Viewing

Strictly via prior appointment
with the appointed agent

Owned and managed by

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