

TO LET Office Suite
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

**SHEET ANCHOR
EVOLVE**

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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 first floor retail unit.

Rent

£25,000 per annum + VAT.

Business Rates

Rateable Value: TBC.

Service Charge

A service charge will be levied for the maintenance of common areas of £6,994.49.

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

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:

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020 7228 6508
info@saevolve.com



Rachael Jackson

01473 211 933
07471 083 167
rachael@penncommercial.co.uk