

Excellent car parking, flexible terms

ROBERT RANSOME HOUSE

Eastgate Centre Carr Street Ipswich

TOILET

Newly refurbished town centre office accommodation



Approx:
225.84 → 461.25m²
(2,431 → 4,965ft²)

The accommodation is situated in Carr Street which forms part of the main retail thoroughfare through Ipswich town centre. A major refurbishment has been undertaken of the whole Eastgate Centre with Sports World trading at first floor level and a recent letting to Somerfield on the ground floor. The offices at Robert Ransome House are available for immediate occupation.



LOCATION

Ipswich is the administrative and county town of Suffolk and is one of the principle commercial and financial centres of East Anglia. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principle link from the Port of Felixstowe to the East Midlands.

DESCRIPTION

The property has been fully refurbished externally and the internal works are underway. The offices are ideally situated in the town centre and have excellent levels of on site car parking. Access will be via a fully glazed ground floor reception on Carr Street or to the rear of the building. The car park is secure and there is an onsite management and security team.



ACCOMMODATION

The accommodation is available as a whole or on a floor by floor basis.

First Floor Office

225.84 sq m (2,431 sq ft)

Second Floor Office

235.41 sq m (2,534 sq ft)

NIA

Approx 461.25 sq m (4,965 sq ft)

(All dimensions approximate)

FEATURES INCLUDE:

- *On-site car parking*
- *Passenger lift from ground floor reception*
- *Full access raised floors*
- *Comfort cooling*
- *Carpeting*
- *Suspended ceilings with recessed lighting*
- *On site facilities manager and security*
- *Up to 25 car parking spaces available*

SERVICES

We understand that mains gas, electricity and water are connected to the property. No tests have been carried out on any of these services, and for the purposes of marketing we have assumed that they are in reasonable working order and in compliance with any relevant statutory or bye-law regulations.

PLANNING

Informal enquiries have been made to the Local Planning Authority, Ipswich Borough Council. We understand that the property currently has B1 consent. It is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the Local Authority, Ipswich Borough Council Planning Department on (01473) 432000.

SERVICE CHARGE

To be advised, further details upon request.

BUSINESS RATES

Due to the redevelopment and refurbishment of the site, the business rates will need to re-assessed. Potential tenants can make enquiries via Ipswich Borough Council Business Rates Department on (01473) 432000.

TERMS & TENURE

The property is available on a leasehold basis - flexible lease terms upon request.

LEGAL COSTS

Each party to bear their own.

VIEWING

To view or for further information, please contact Vanessa Penn or Beverley Jacobs at the sole agents:

**Penn Commercial, 15 St Helen's Street,
Ipswich, Suffolk, IP4 1HE**

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F: 01473 218174

SUBJECT TO CONTRACT

