

Town Centre Office - TO LET

23 Lower Brook Street, Ipswich, Suffolk, IP4 1AQ

Merrifields



Size: 1,545 Sq Ft

Located close to the waterfront in Ipswich


Town house style office


Approximate NIA of 143.56 sq m (1,545 sq ft)

3 Parking spaces available

Available To Let on new lease terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

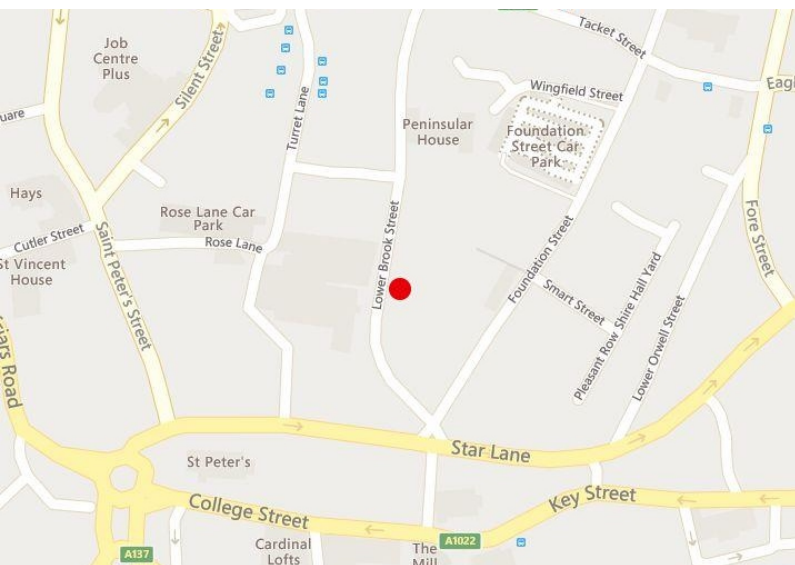
23 Lower Brook Street is an end of terrace grade 2 listed office building located between the town centre and the waterfront in Ipswich. Neighbouring occupiers include solicitors, surveyors and wealth managers.

The property is split over 3 floors (plus a cellar) with the benefit of a kitchenette on the ground floor and w.c facilities on the first floor. The property further benefits from carpeting throughout, suspended ceilings, period sash windows, inset and CAT II lighting, gas central heating and suspended ceilings.

Accommodation

The property has been measured to produce the following Approximate NIAs:

| | | |
|-------|-------------|-------------|
| Total | 143.53 Sq M | 1,545 Sq Ft |
|-------|-------------|-------------|



Availability

The property is available TO LET from October 2021 on a new lease on terms to be agreed.

Rent

£17,500 per annum exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is to be reassessed on sub division.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used as an office. The premises would be suitable for various retail and business services uses within Class E of the use classes order.

EPC

The EPC rating is B (43).

Merrifields

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0475 / 10.08.21

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.



01284 700 700



info@merrifields.co.uk



www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH