

Self contained first and second floor offices to let within an attractive building in Ipswich town centre.

TO LET
£7,000 PAX
Ref: B085A

Britannic House
28 Princes Street
Ipswich
IP1 1RJ



Attractive first and second floor offices,
Shared kitchen and WCs plus Private WC,
Gas central heating.

Available from March 2025

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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 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. The A12 provides dual carriageway access to London and the A14, provides a link from the Port of Felixstowe (9 miles to the south east) via the A12 / A14 junction 55 to the Midlands. The office is 10 minutes walk to Ipswich main line railway station with a journey time of just over 1 hour to London.

Description

Britannic House is located immediately opposite the Willis Towers Watson Building on Princes Street, the main arterial road that leads to Ipswich's Town Centre. The property comprises the entire first and second floors and offer self-contained accommodation on first and second floors with a shared entrance and ground floor male and female wc's with a kitchenette. The first floor comprises 2 main rooms with attractive stained glass door between the front and rear office. The second floor comprises 3 separate offices/storerooms.

The Accommodation

The Accommodation extends to around 75.4 sqm (811 sq. ft) as follows:

Description	Sqm	Sq ft
First Floor — 2 Offices	38.5	414
Second Floor — 3 Offices	36.9	397
TOTAL	75.4	811

Business Rates

The property is assessed as Offices & Premises.

Rateable Values:

First floor office - £2,695

Second floor office - £1,937

Total - £4,632

Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Further information available from Ipswich Borough Council.

Services

Separate electricity supply with shared gas supply via a submeter. Water shared with ground floor occupier. A new boiler was installed 2025.

Local Authority

Ipswich Borough Council; Grafton House, 15-17 Russell Road, Ipswich IP1 2DE; Tel: 01473 432000

Terms

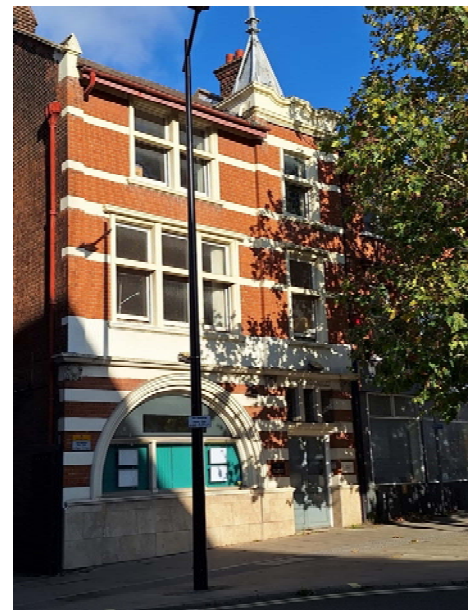
Available To Let from March 2025 on a new FRI Law Society Lease at a rent of £7,000 PAX with a contribution towards building reinstatement insurance and external common areas maintenance. The ground floor kitchen and male and female WCs are shared with the occupier of the ground floor. Private WC and gas fired boiler are on the first floor half landing.

Viewing

Strictly by prior appointment with the agent.

EPC

Rating = E (107)



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2025

Directions

From the A12 at Copcock, follow Condor Road into Ipswich along the A1214. Continue into Ipswich along Handford Road until the roundabout. Turn right along Civic Drive then second left into Princes Street. The property is on the left hand side at the junction with Museum Street.

For those using the What3Words app: [///tree.atomic.apples](https://www.what3words.com////tree.atomic.apples)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.