

Ground floor workrooms with potential for offices, meeting space, education use, showroom or storage.

TO LET
£15,000 PAX nil VAT
Ref: B231/RB

11 Dove Street
Ipswich
IP4 1NG



Four workrooms, kitchen, wc, secure outside yard, covered store and 20' container. Three parking spaces available.

Available from January 2025.

Contact Us



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Location

The property is located in Dove Street at the edge of the Town Centre close to Suffolk New College buildings with the recently opened digital training centre for the Tech Campus of the College nearby. The College car park at St Helens Street is a short walk away, as is the University of Suffolk.

Description

The property is approached from the shared forecourt via timber doors and leads to four interconnecting and adjacent workrooms, all fitted to a good standard with timber flooring, fluorescent lighting and gas fired central heating. There is private access to the secure rear yard where there is additional storage both covered and a separate 20 ft container. The accommodation includes separate kitchen, single wc with possibility of a connected shower in the wc room. The gas fired boiler is also located in the wc/shower area. There is also a separate pedestrian access only from St Helens Street.

The Accommodation

The Accommodation extends to around 112.8 sqm (1,214 sq ft) and comprises

	Sq. Ft	Sqm
Workroom 1	400	37.2
Workroom 2	472	43.8
Workroom 3	492	45.7
Workroom 4	491	45.6
Covered Store	175	16.3
Yard	262	24.3
Container	111	10.3

Terms

The property is available to let on a new internal repairing and insuring lease at £15,000 PAX per annum subject to contract (no VAT is payable). A rent deposit will also be required. Available from January 2025.

Insurance

The Landlord will insure the building and recharge the annual premium to the Tenant.

Services

The property is served by all mains services with water, separate electricity and foul drainage. Please note that the Landlord has free electricity and water serving adjoining premises and has one parking space in the communal yard. One parking space is reserved for the first floor.

Business Rates

Rateable Value £6,400.00 Workshop and Premises

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

EPC

E(122)

Local Authority

Ipswich Borough Council

Viewing

Strictly by prior appointment with the agent.



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.

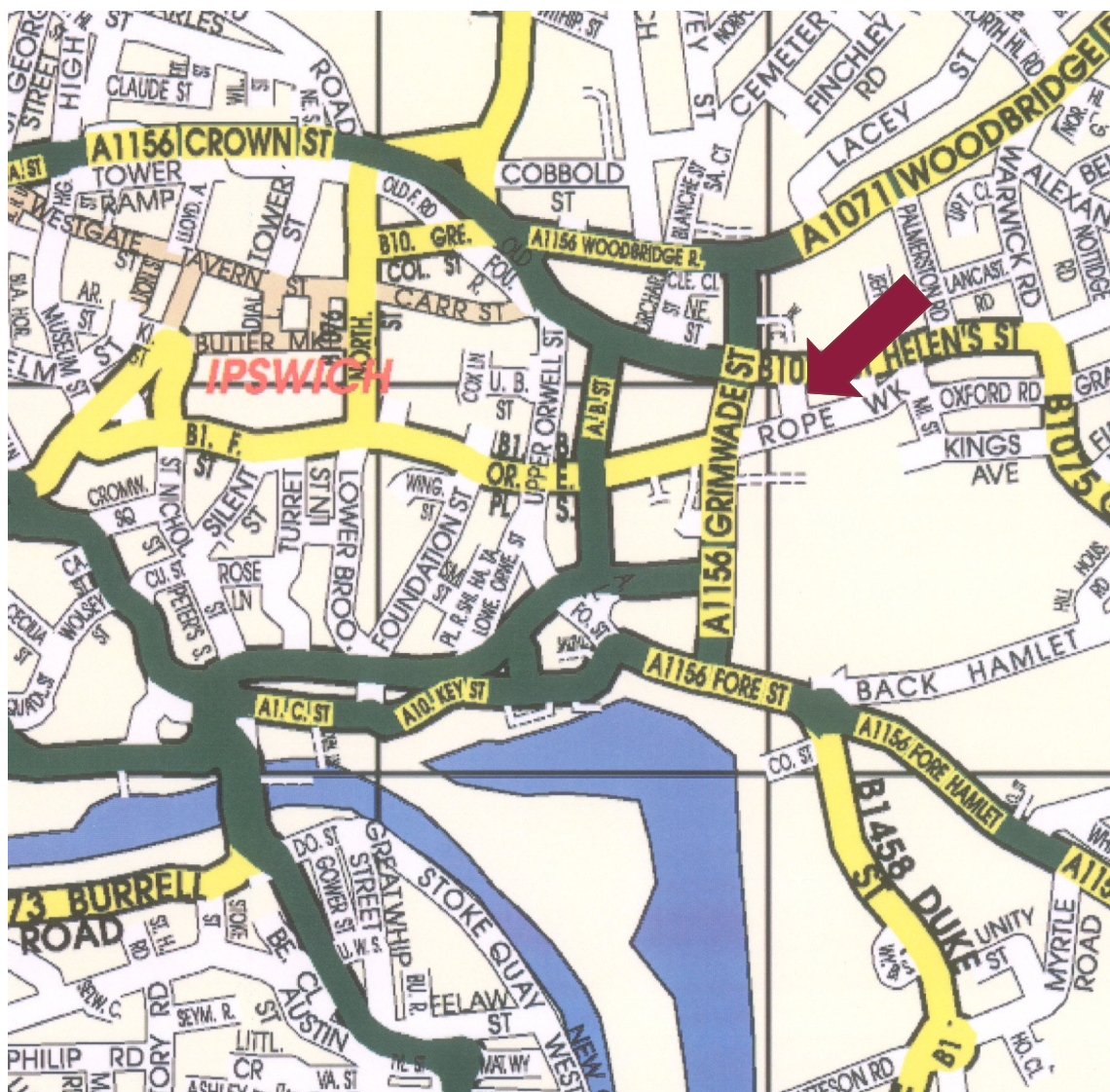
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

November 2024

Directions

From the A14 junction 53 turn off, follow the Norwich Road towards Ipswich Town Centre and after the junction with the A1214 take the first left onto Anglesea Road, at the T junction turn right onto Henley Road then the first left onto Fonnereau Road. At the T junction, turn left onto St Margaret's St (A1156) then right onto Grimwade Street. Take the first left onto Rope walk where Dove Street will be the first left.

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