

*First floor, flexible workrooms  
with potential for offices, meeting  
space, education use, showroom or  
storage.*

TO LET

£8,000 PAX nil VAT

Ref: B231A/RB

11 Dove Street

Ipswich

IP4 1NG



Workrooms with potential for offices, meeting space, educational use, showroom or storage.

Close to Ipswich Education Campus

1 Car Parking Space

Available from February 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 unit is approached via an open metal staircase and comprises mainly open plan space with the majority being heated and lit. There is a separate kitchen and single WC. Externally, there is one parking space which is included in the rental. There is an external goods lift.

## The Accommodation

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

	Sq. Ft	Sqm
FF Open Plan	1,090	101.24
Storage	222	20.66

## Terms

The property is available to let on a new internal repairing and insuring lease at £8,000 PAX per annum subject to contract (no VAT is payable). A rent deposit will also be required. Available from February 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, shared gas (invoiced by ground floor tenant) and foul drainage. One parking space is reserved for the first floor.

## Business Rates

Rateable Value £2,950 Workshop and Premises. Qualifying occupiers may be eligible for small business rates relief—please check with Ipswich Borough Council.

## 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.

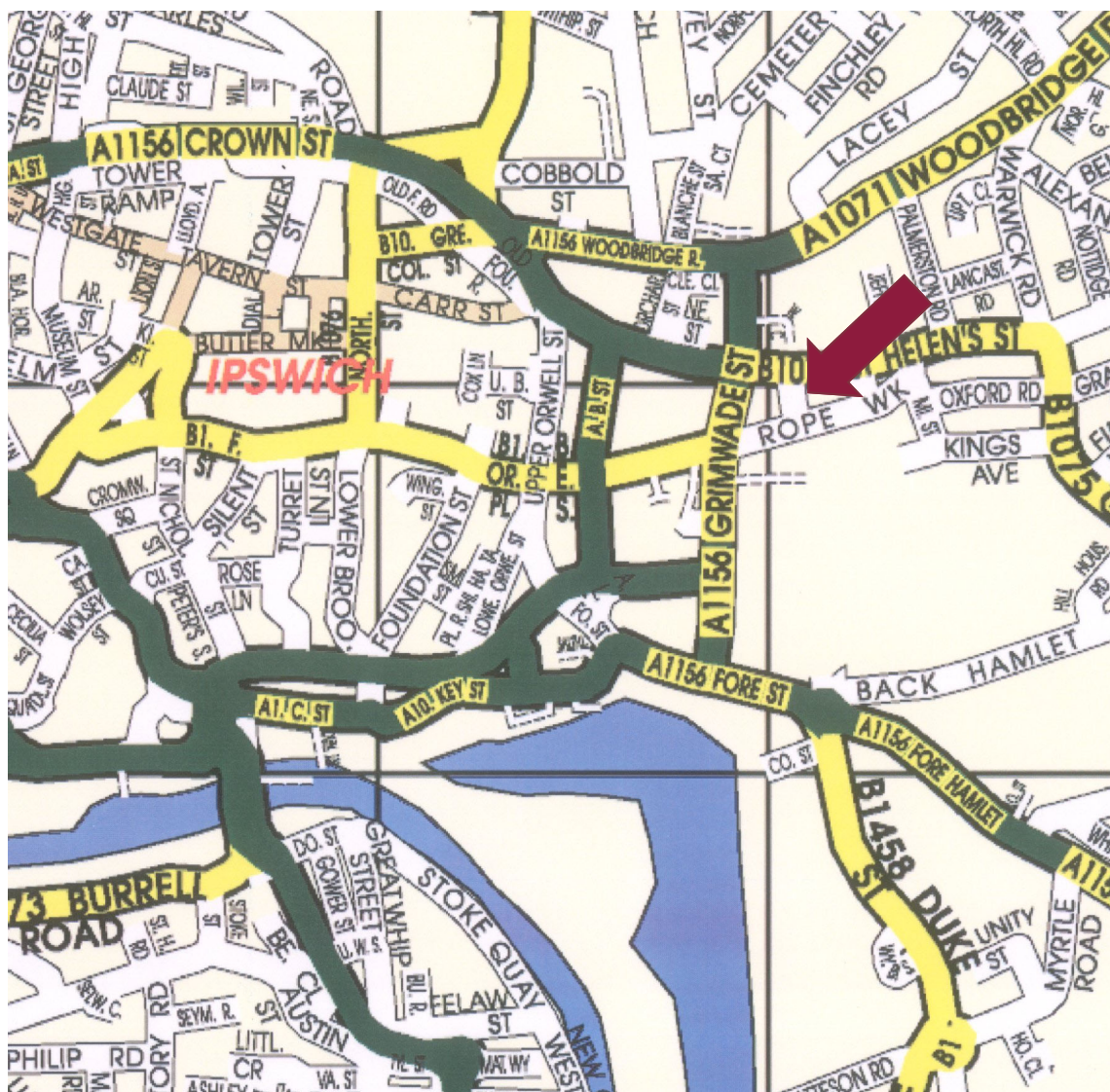
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*December 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.

For those using the What3Words app: [///bills.moss.lows](http://bills.moss.lows)



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