

*A Grade II Listed office building of 443sqm (4,762sq.ft) located in Ipswich Town Centre.*

TO LET  
£30,000 PAX  
Ref: B237/JG

2-6 Arcade Street  
Ipswich  
Suffolk  
IP1 1EX



Landmark Grade II Listed office building of 443sqm (4762sq.ft) situated in Ipswich town centre.

20 offices including storage, staff facilities and circulation areas.

**Available Immediately.**

Contact Us



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*And The London Office*  
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[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

2-6 Arcade Street is located in the town centre of the county town of Ipswich. The property is situated adjacent to the main retail centre of the town to the west of Princes Street, where you will find the renowned Corn Exchange, alongside a mix of national and local retailers and service providers.

Ipswich has a population of circa 140,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London and 15 miles north-west of the port of Felixstowe. The town has a mainline train station with direct services to Norwich, Cambridge and London Liverpool Street Station, alongside benefiting from good access to both the A12 and A14 trunk roads.

## Description

2-6 Arcade Street is a Grade II Listed office building situated in the heart of Ipswich town centre.

On the ground floor you will find a spacious reception, 6 independent offices, board room, large strong room, WC facilities and staff kitchen. On the first floor are 14 offices, library, tea point and server room.

According to the Listing Schedule, The Arcades Listed Building Entry Number is 1037786.

## Services

We are informed mains water and electricity are connected and that the property benefits from mains foul drainage. The property is fitted with an intruder alarm, fire alarm and benefits from PIR lighting. Interested parties should make their own enquiries regarding services.

## Terms

The property is available to rent for a minimum term of 3 years at an annual rent of £30,000 per annum. The lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 and on the basis of full repairing obligations. A deposit will be held by the Landlord equivalent to three month's rent and a legal fee deposit will be required, returnable upon completion of the lease.

## VAT

Not applicable.

## Energy Performance Certificate (EPC)

Exempt due to listed building status.

## Rateable Value

£26,000

## Local Authority

Ipswich Borough Council.

## Viewing

Strictly by appointment with Clarke and Simpson.

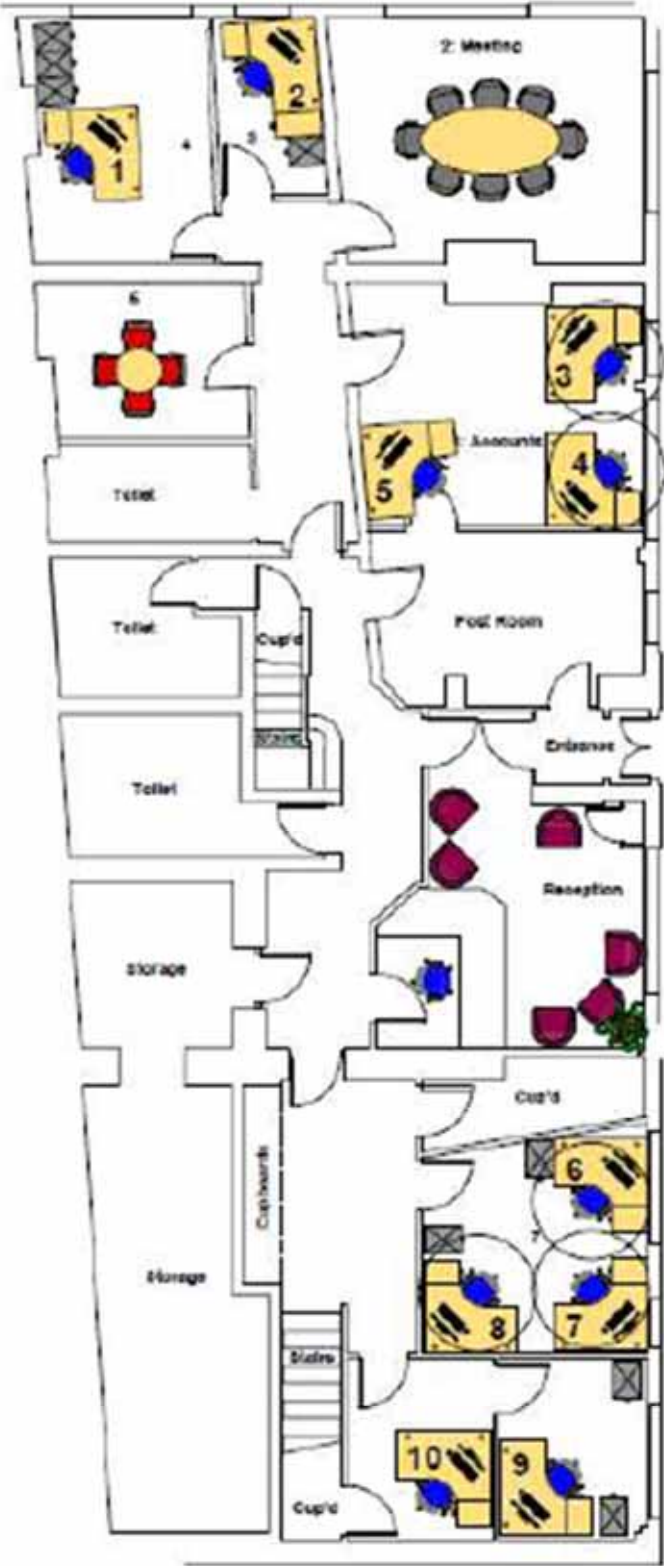




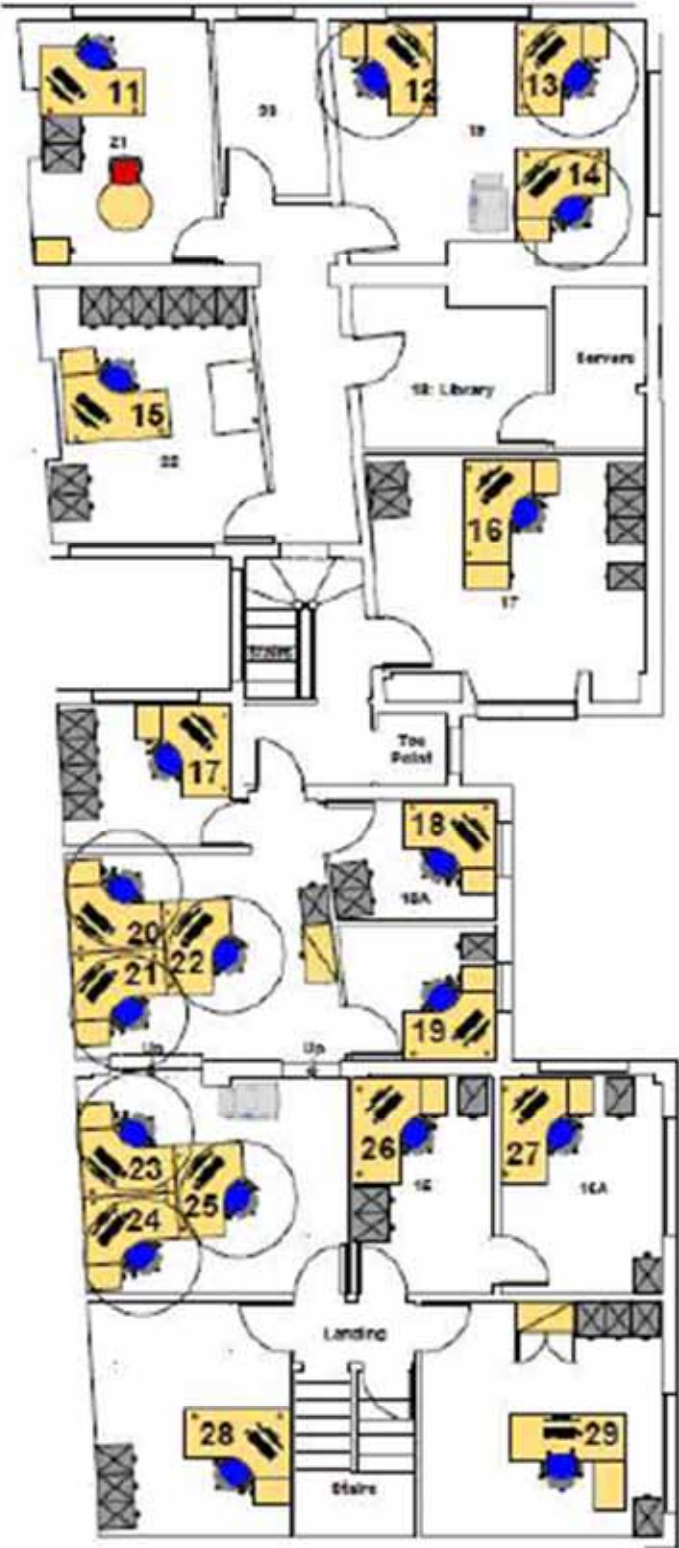




Indicative Floor Plan



Ground Floor



First Floor





## Indicative Site Plan



### 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.

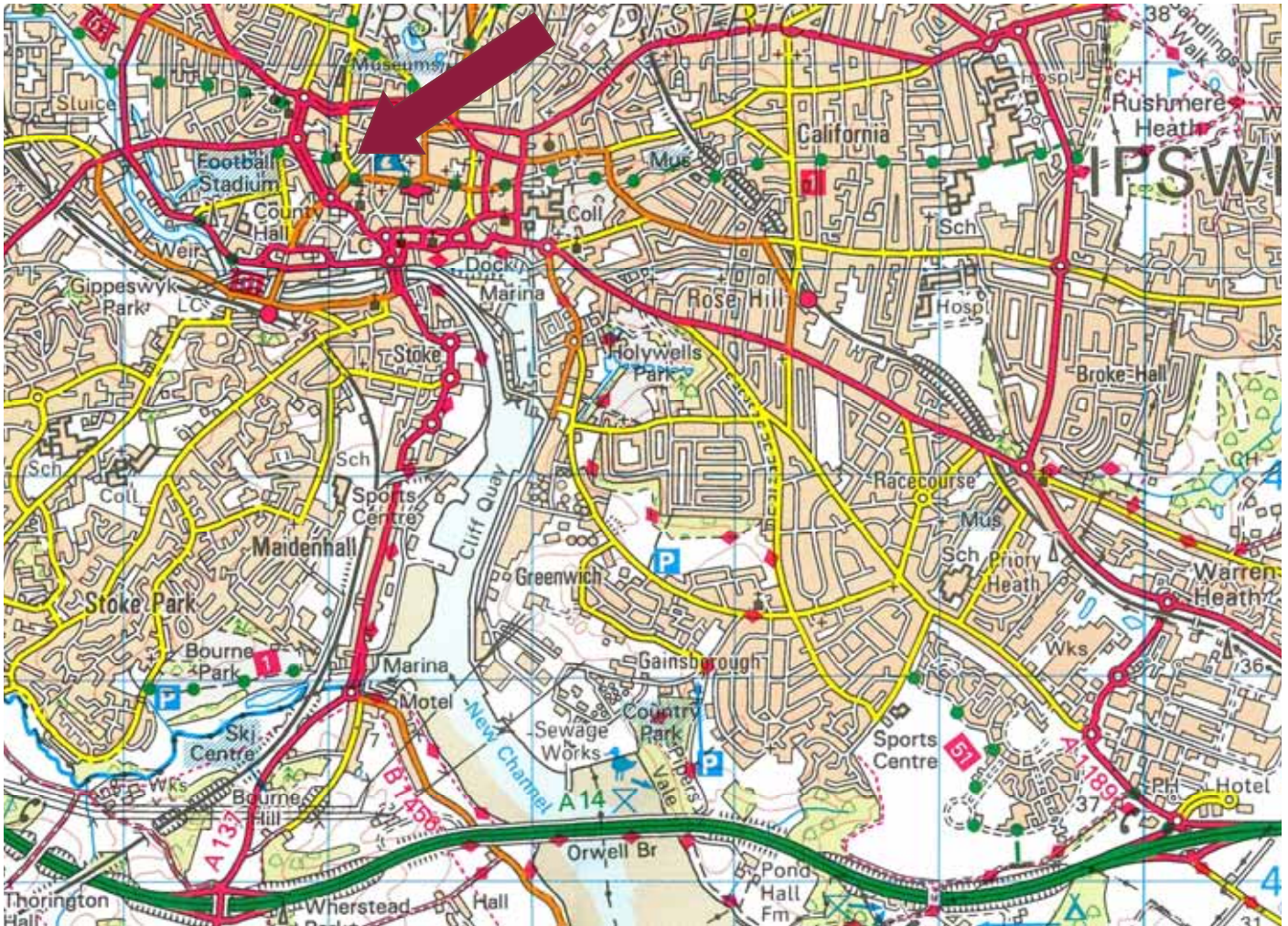
*July 2025*



## Directions

From Ipswich town hall on Princes Street, head south before turning right at the Corn Exchange onto King Street. Proceed further whether the property will be found on the right hand side, as part of The Arcade.

What3Words location: [:///glare.wonderfully.glitz](https://www.what3words.com/location/:///glare.wonderfully.glitz)



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