

*Self Contained Two Storey Office
Building To Let
With 1 Car Parking Space*

TO LET
£9,000 P.A.X + VAT
Ref: B115/RB

Unit 4 Friars Courtyard
30-32 Princes Street,
Ipswich
IP1 1RJ



- New Lease Available
- Rent includes: 1 Car parking space
- Door Entry System
- Fire and Security Alarm

Available from 1st January 2026

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
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And The London Office
40 St James' Place
London SW1A 1NS

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Location

The property occupies a prominent location in the heart of the town centre, opposite the Grade I Listed Willis Building. Other occupiers located nearby include Attwells and Savills.

Description

The property comprises a self contained 2 storey office building of traditional construction. The building has carpeted floors, a door entry system, fire and burglar alarms and benefits from gas fired central heating and male and female W.C facilities. There is office furniture available - further details on application.

Accommodation

Ground floor office	179 sq ft	16.6 sqm
First Floor Office	376 sq ft	34.9 sqm
TOTAL	555 sq ft	51.5 sqm

Planning

The property benefits from Class E Office Use. Further information is available from Ipswich Borough Council on 01473 432000.

Business Rates

The property is assessed as Offices & Premises - RV £5,600 in the 2023 Revaluation.

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. Details can be obtained from the Ipswich Borough Council.

Terms

A new lease is available from 1 January 2026 at a commencing rental of £9,000 pax + VAT (to include one car parking space at £750 p.a. + VAT) .

Service Charge and Building Insurance

There is a service charge payable, further details on application. Estimated to be circa £400 + VAT p.a.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction. A legal fee deposit may be required- refundable upon lease completion.

Energy Performance Certificate (EPC)

D83 (to be renewed)

Viewing

Strictly by prior appointment through Clarke & Simpson on: 01728 724200 – Option 3 or email: rbertram@clarkeandsimpson.co.uk

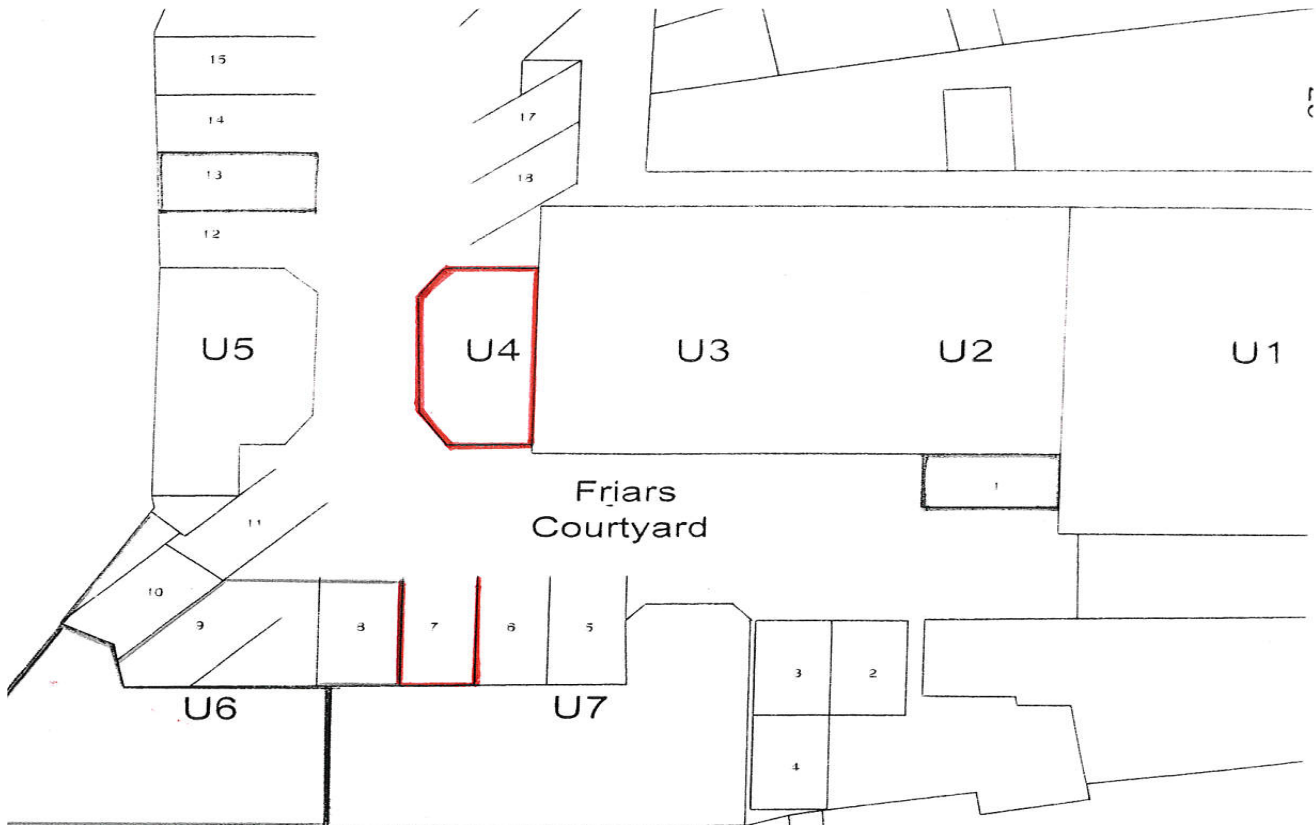
Contact

Richard Bertram

Historic photos taken in 2023



Plan: Unit 4 Friars Courtyard 30-32 Princes Street



NOTES

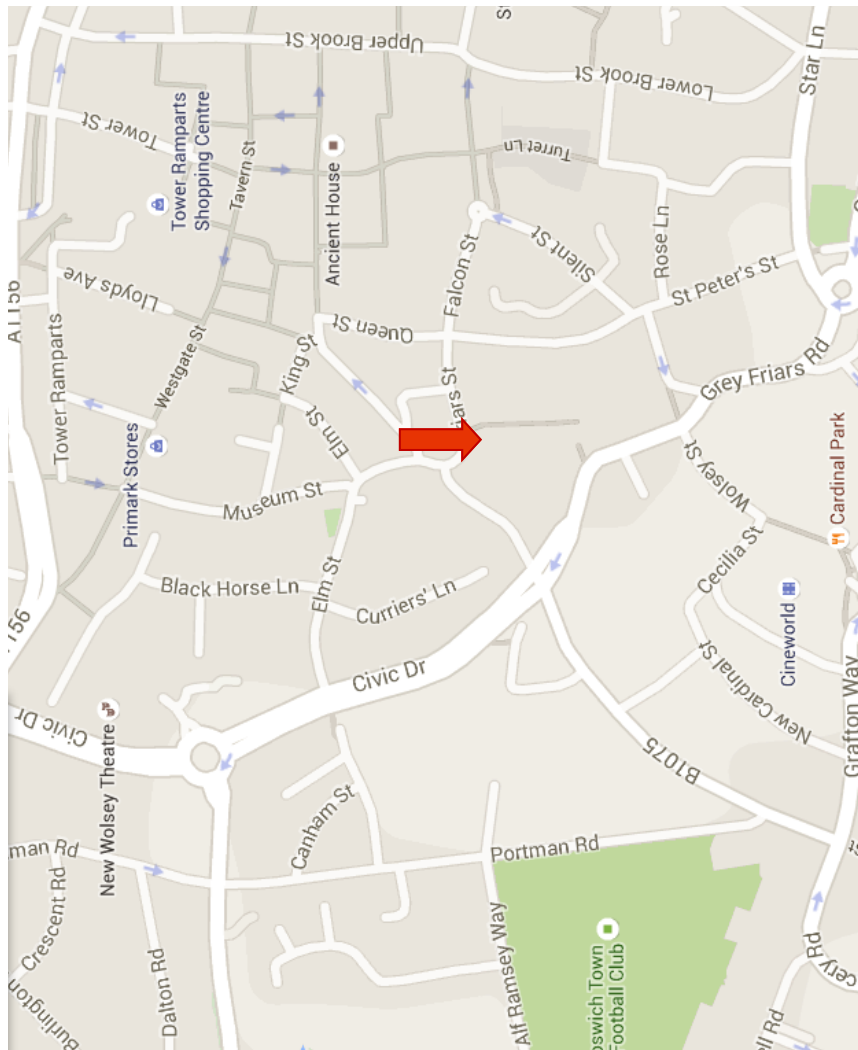
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

October 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.

For those using the What3Words app: [///spun.mouse.rates](https://www.what3words.com/#!/spun.mouse.rates)



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