

ON THE INSTRUCTIONS OF



Mapeley

ST CLARE HOUSE

PRINCES STREET,
GREYFRIARS
IPSWICH IP1 1LP



VIEW FROM UPPER FLOORS



10TH FLOOR SHOW
SUITE **NOW AVAILABLE**

TO LET
RENT FROM ONLY
£5.95 PER SQ.FT.



ECONOMICAL TOWN CENTRE OFFICES

565 – 3807 SQ.M. (6,085 – 40,980 SQ.FT.)

Suitable for alternative uses including offices, disaster recovery facility, Class D1 uses and archive storage, subject to planning

Flexible open plan accommodation and on site parking

60 Princes Street
Ipswich IP1 1RJ

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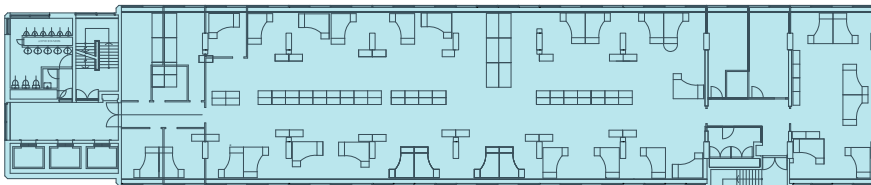
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Location

St Clare House occupies a prominent position in the Franciscan Quarter, close to the Princes Street/Civic Drive junction on the town's inner ring road. The Franciscan Quarter represents the town's expanding office district, linking the town centre to the north, the train station to the south and close to a number of public car parks and leisure facilities. A variety of significant new office schemes have either recently been completed, are under construction or are proposed for the area, as shown on the insert plan opposite.



Typical floor plan - not to scale

Description

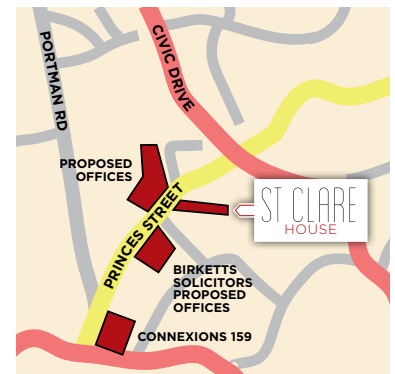
The premises comprise open plan office suites, accessed via escalators / stairs or three 18 person passenger lifts. The general specification includes suspended ceilings, recessed lighting, perimeter trunking, carpeting and central heating. Air conditioning is installed to the fifth and tenth floors with potential for the system to be extended to other levels. Male and female W.C. facilities are available on alternate floors.

The entrance foyer has recently been refurbished and the 10th floor show suite is now available. On site allocated parking can be made available.

Accommodation

The premises provide the following approximate net internal floor areas:

Podium	565 Sq.m.	(6,085 Sq.ft.)
2nd Floor	622 Sq.m.	(6,696 Sq.ft.)
5th Floor	646 Sq.m.	(6,952 Sq.ft.)
6th Floor	649 Sq.m.	(6,990 Sq.ft.)
7th Floor	633 Sq.m.	(6,810 Sq.ft.)
10th Floor	649 Sq.m.	(6,990 Sq.ft.)
11th Floor	43 Sq.m.	(457 Sq.ft.)
Total Floor Area	3,807 Sq.m.	(40,980 Sq.ft.)



Alternative Uses

The premises offer economic office accommodation and are also considered suitable for alternative uses including disaster recovery facilities, archive storage and Class D1 uses, subject to planning.

Business Rates and Service Charges

Further details are available upon request.

Terms

The office suites are available on new business leases upon flexible terms and at an initial rent from only £5.95 per sq.ft. plus VAT.

VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH THE JOINT SOLE AGENTS:



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