

Quality office accommodation
Grade 'A' spec. Second floor suite
Approx. 3,043 sq ft/ 282.74 sq m
With secure basement car parking



Fraser House, Museum Street, Ipswich IP1 1HN

To Let: £36,500 per annum exclusive

Fraser House, Museum Street, Ipswich



Situation & Description

Fraser House is an elegant office building which enjoys a commanding location with a 'wrap around' frontage to Princes Street/Museum Street/Elm Street in the hub of the town's professional district yet within easy walking distance of the prime retail area and in close proximity to a wide range of staff amenities.

Originally constructed in 1883 as a department store, Fraser House was later converted into offices and was the corporate headquarters of a major insurance company. The building has been subject to a major refurbishment programme and the last remaining suite is arranged at second floor level with aspects to Museum Street and Elm Street and is finished to a very high standard.

The main entrance leads to an imposing reception with full height domed atrium and stunning circular Oak balustrade serving the upper floors. Access is via stairs or lift to:

Accommodation (all areas approximate)

Second Floor Suite

Planned in clear space but capable of supporting cellular offices if required to meet occupiers requirements.

Net useable floor space 3,072 sq ft/285 sq m

Features include

- * Fully refurbished accommodation
- * Good quality WCs
- * Passenger lift
- * Air conditioning
- * Raised access floors
- * Suspended ceiling with recessed lighting
- * Immediately available
- * 2 spaces provided in secure underground car park

Lease Term

A new lease to be granted for a term of years to be agreed.

Rent

£ 36,500 per annum exclusive.

Important Notice

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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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VAT

We understand that VAT is applicable in this instance.

EPC

B Rating.

Rates

The property is assessed as follows:

Rateable Value: £30,500
Rates Payable (2018/19) £14,640 per annum

Legal Costs

Each party to bear their own legal costs.

For further information or an appointment to view please contact either of the joint sole agents:



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