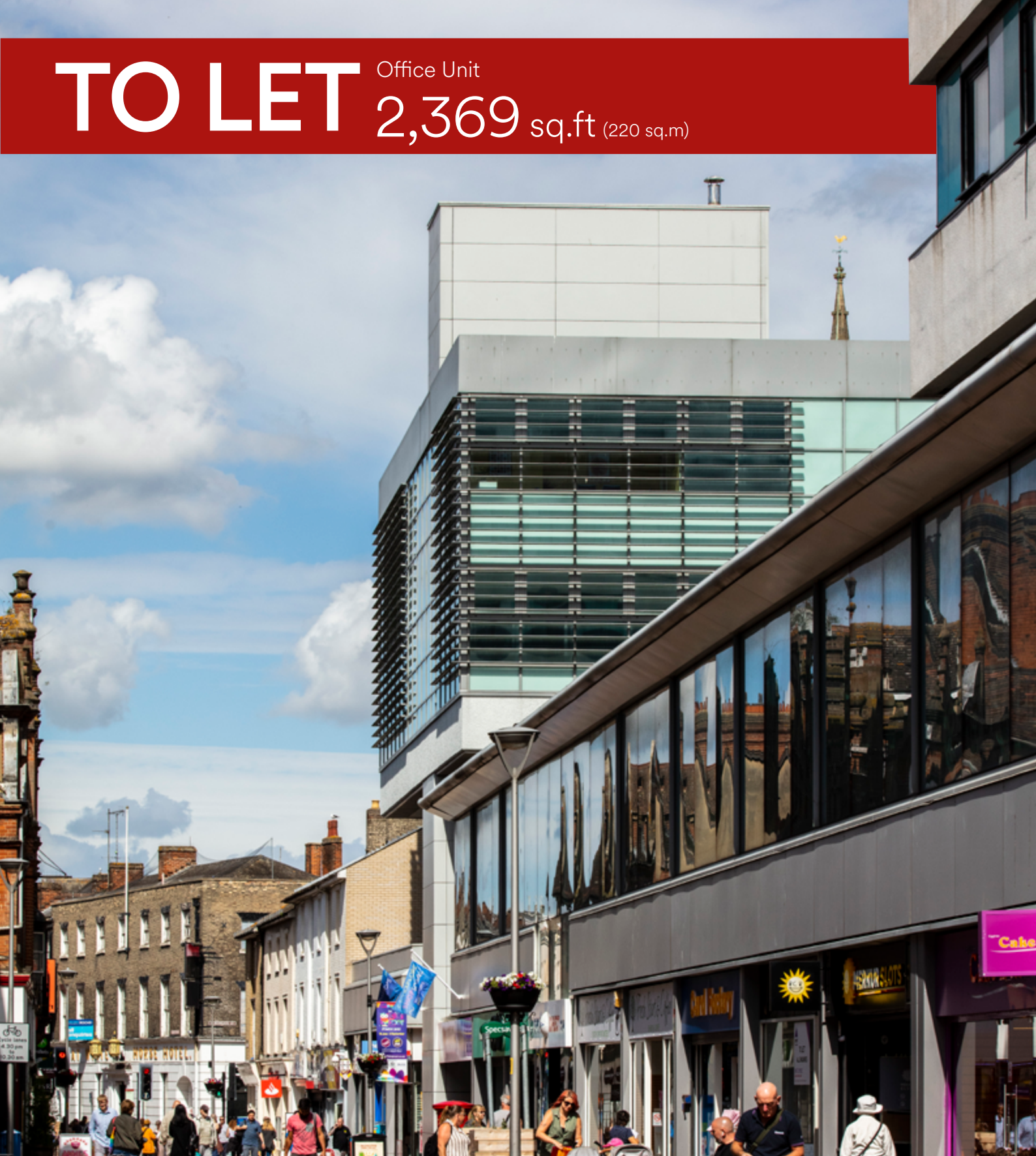


**TO LET** Office Unit  
2,369 sq.ft (220 sq.m)



## 3rd Floor, Robert Ransome House, East Gate, Ipswich IP4 1HA

- Diverse retail options
- Prime location amenities
- Nearby popular brands

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228 6508**

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## 3rd Floor, Robert Ransome House, East Gate, Ipswich IP4 1HA

### Areas (Approx. Gross Internal)

Office Space	2,369 sq.ft	(220 sq.m)
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### Description

The Eastgate Centre was reconfigured and substantially reconstructed in the early 2000's to create an outward facing parade of well configured shops at 13-51 Carr Street.

The parade is anchored by a 33,000 sq ft B&M Bargains, with an additional 11 shops of varying sizes at ground floor and a large Sports Direct unit at first floor.

### Rent

£35,000 p.a.x

### Business Rates

Rateable Value £22,250

Suffolk County Council.

### Service Charge

A service charge will be levied for the maintenance of common areas of £11,999.19.

### Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant. £1,028.87 (inclusive of VAT)

### Energy Performance

Further information available upon request.

### Planning

We understand that the current planning consent under the Town and Country Planning Act 1990 is Class E. Prospective parties will be required to make their own enquiries.

### Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



### Location - IP4 1HA

practical choice for those seeking office space. Strategically located, it offers convenient access to transportation networks and a range of amenities. The area is characterized by a mix of historical and contemporary elements, providing a unique backdrop for businesses.

Businesses in IP4 1HA benefit from a well-established local infrastructure and a diverse business community. The proximity to key facilities and services makes it a practical and functional location for office rentals. Consider IP4 1HA if you're looking for a straightforward, business-oriented environment with essential conveniences.

### Viewing

Strictly via prior appointment with the appointed agent

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