



## Fraser House, 23 Museum Street, Ipswich, IP1 1HE

Fraser House is an attractive period building comprising open plan office accommodation on three floors.

Tenure	To Let
Available Size	2,623 sq ft / 243.68 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

### Key Points

- > Excellent location
- > Underground parking

## Description

Fraser House is an elegant office building which enjoys a prominent position fronting on 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 amenities.

Fraser House was originally constructed as a department store, the building has been subject to a major refurbishment and converted to modern office space. The last remaining suite is located on the second floor 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.

Features include-

- Passenger Lift
- Air Conditioning
- 2 underground car parking spaces
- Suspended ceiling with recessed lighting
- Fully refurbished accommodation.

## Location

Ipswich is the county town of Suffolk and major commercial centre of East Anglia. The A12 and A14 trunk routes provide excellent road communications with London, Cambridge, the Midlands and the national motorway network. The M25 and Stanstead Airport are both within an hour's drive.

The approximate train journey from Ipswich to London (Liverpool Street) is 1 hour and 10 minutes. The property occupies a prominent position on Museum Street with return frontages to both Princes Street and Elm Street in the central business district.

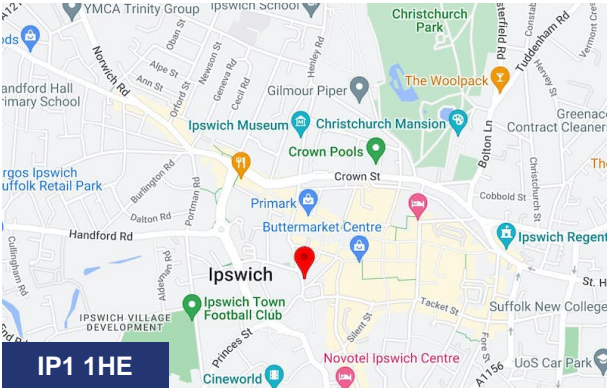
## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Rent
Ground – Part Ground	2,623	£3,279 per month

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewing & Further Information



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