



## E CLASS UNIT TO LET

### TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### RENT

On application.

### FLOOR AREAS SQ FT SQ M

Ground: 4,470 sq ft / 415 sq m

### SERVICE CHARGE

On application.

### INSURANCE

On application.

### EPC

To be re-assessed following works.

### RATEABLE VALUE

£46,750 (2023 assessment)

### SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



## UNIT 5 BUTTERMARKEt, IPSWICH

- Available as whole / potential to be split

[www.buttermarketipswich.com](http://www.buttermarketipswich.com)

# JACKSON CRISS

4th Floor

32 Brook Street

London W1K 5DL

+44(0)20 7637 7100

[www.jacksoncriss.co.uk](http://www.jacksoncriss.co.uk)

The dramatic £35 million redevelopment of The Buttermarket Centre in Ipswich includes:

- 235,000 sq ft of retail / leisure space
  - Two core trading levels
  - Integrated 420 space car park
- Retail tenants including New Look, T K Maxx and SportsDirect
  - 12-screen Omniplex Cinema
    - 20,000 sq ft Pure Gym
  - Superbowl Family Entertainment Centre



Holland & Barrett

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NEW  
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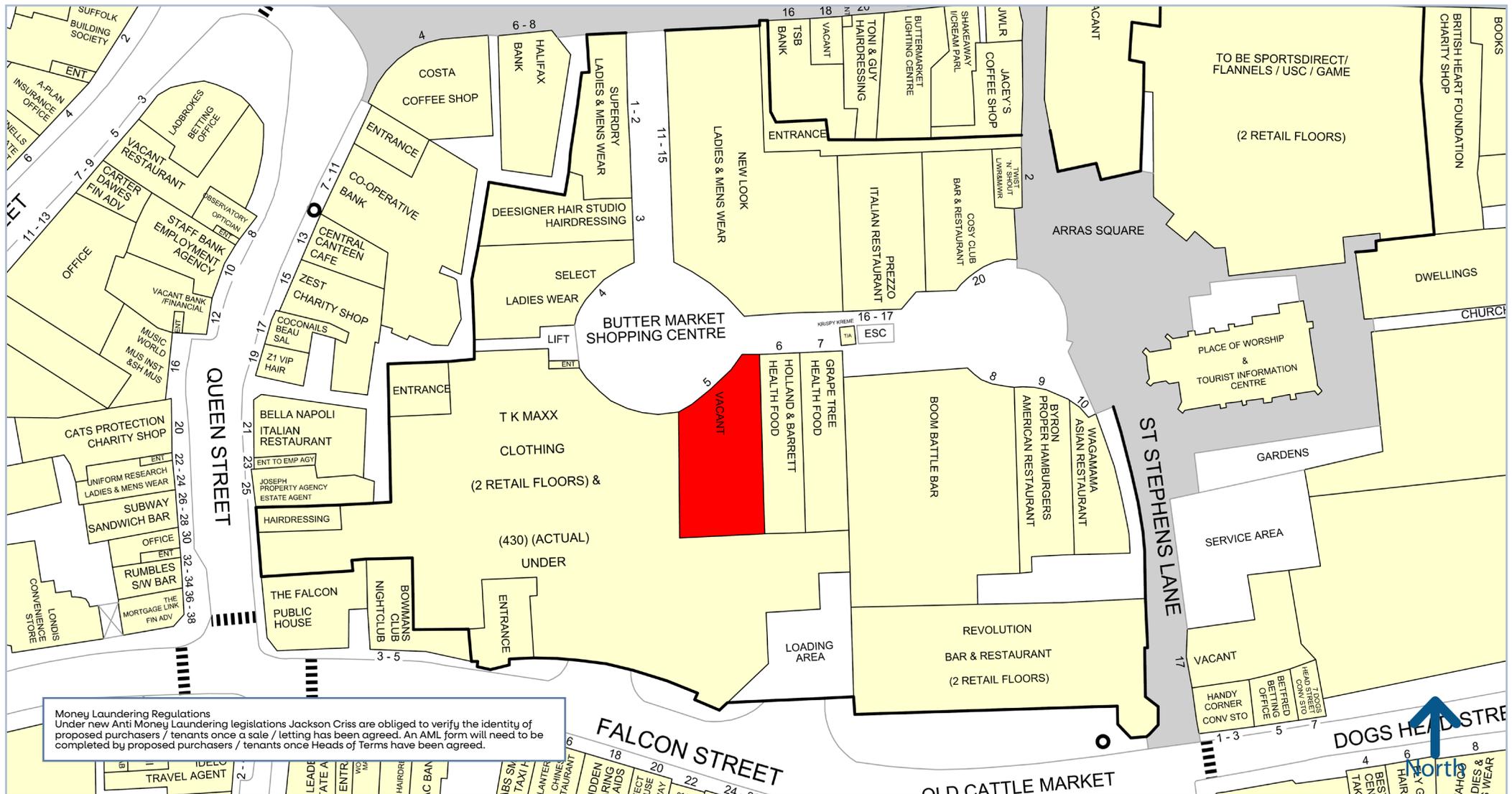
**SUPERBOWL UK**

**OMNIPLEX**  
CINEMAS



# UNIT 5 BUTTERMARKET, IPSWICH

E CLASS UNIT TO LET



## VIEWING

Andrew Criss

Jacob Matthews

[andrewc@jacksoncriss.co.uk](mailto:andrewc@jacksoncriss.co.uk)

[jacobm@jacksoncriss.co.uk](mailto:jacobm@jacksoncriss.co.uk)

020 7637 7100

07817 722 323

**JACKSON  
CRISS**