

83 Ft<sup>2</sup>  
Zone C

17'8" x 13'  
5.38 x 3.96m

280 Ft<sup>2</sup>  
Zone B

Retail  
Area  
27'2" x 18'7"  
8.28 x 5.66m

325 Ft<sup>2</sup>  
Zone A

Net Frontage  
18'4" / 5.59m  
Gross Frontage  
22'7" / 6.88m

**GROUND FLOOR**

Fire  
Exit

**FIRST FLOOR**

Kitchen  
14'1" x 11'7"  
4.29 x 3.53m

Cafe  
20'9" x 16'10"  
6.32 x 5.13m

**SECOND FLOOR**

Storage  
12'9" x 11'9"  
3.89 x 3.58m

Kitchen  
14' x 9'7"  
4.27 x 2.92m

Staff  
Room  
17'5" x 11'8"  
5.31 x 3.56m

**THIRD FLOOR**

Storage  
29'8" x 21'11"  
9.04 x 6.68m

**APPROX. GROSS INTERNAL AREA \***  
2826 Ft<sup>2</sup> - 262.54 M<sup>2</sup>

**APPROX. NET INTERNAL AREA \***  
2208 Ft<sup>2</sup> - 205.12 M<sup>2</sup>

Property Details:

**4 DIAL LANE  
IPSWICH  
SUFFOLK  
IP1 3AS**

**SCALE - 1:150 @ A4**

**REFERENCE NUMBER : 107102**

**Plans Drawn : 03.06.2025**

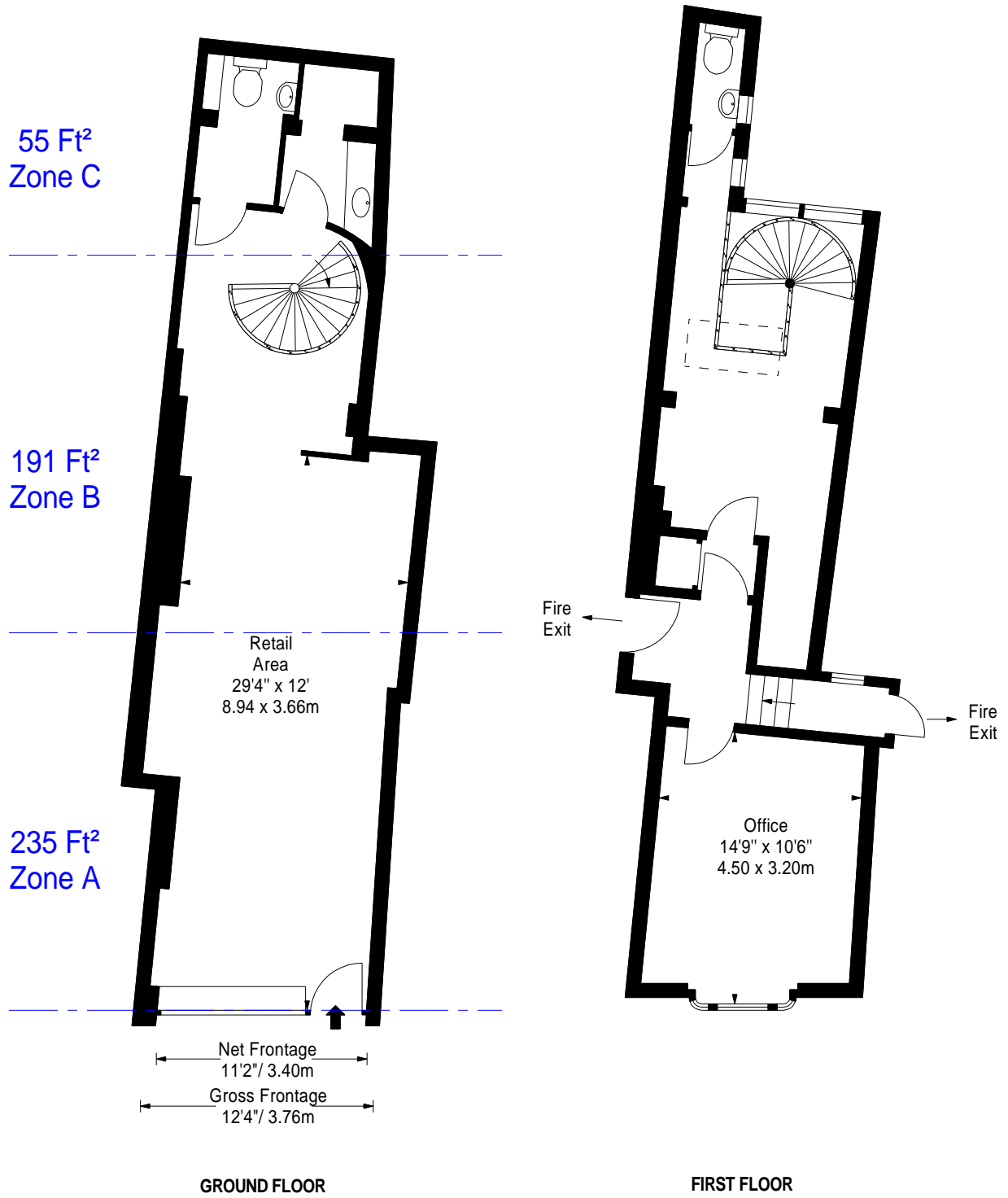
Surveyed and Drawn By:



Hideaway Work Space  
1 Empire Mews  
London  
SW16 2BF

Tel: 0345 257 2023  
info@bkrfloorplans.co.uk  
www.bkrfloorplans.co.uk


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**APPROX. GROSS INTERNAL AREA \***  
 985 Ft<sup>2</sup> - 91.51 M<sup>2</sup>

**APPROX. NET INTERNAL AREA \***  
 794 Ft<sup>2</sup> - 73.76 M<sup>2</sup>

Property Details:  
**6 DIAL LANE**  
**IPSWICH**  
**SUFFOLK**  
**IP1 3AS**

Surveyed and Drawn By:  
  
 Hideaway Work Space  
 1 Empire Mews  
 London  
 SW16 2BF

**SCALE - 1:100 @ A4**  
**REFERENCE NUMBER : 107102**  
**Plans Drawn : 03.06.2025**

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72 Ft<sup>2</sup>  
Zone C

Retail  
33' x 9'4"  
10.06 x 2.84m

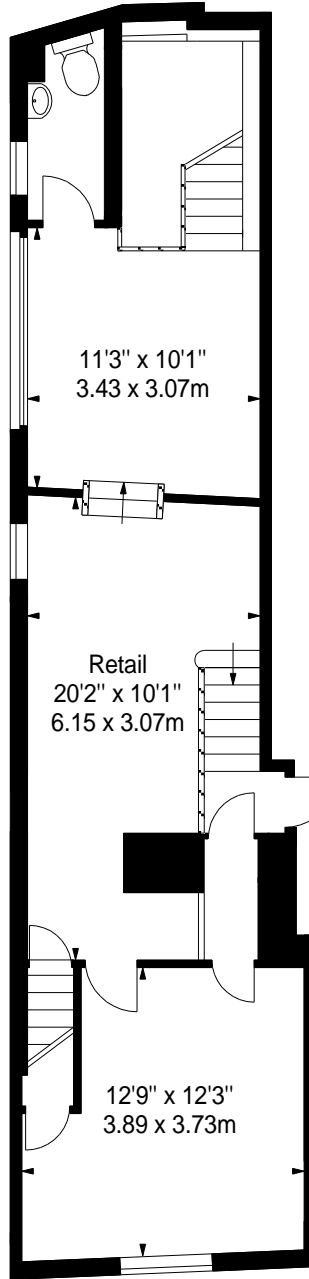
185 Ft<sup>2</sup>  
Zone B

195 Ft<sup>2</sup>  
Zone A

12'9" x 11'2"  
3.89 x 3.40m

Net Frontage  
11'2" / 3.40m  
Gross Frontage  
11'10" / 3.61m

GROUND FLOOR



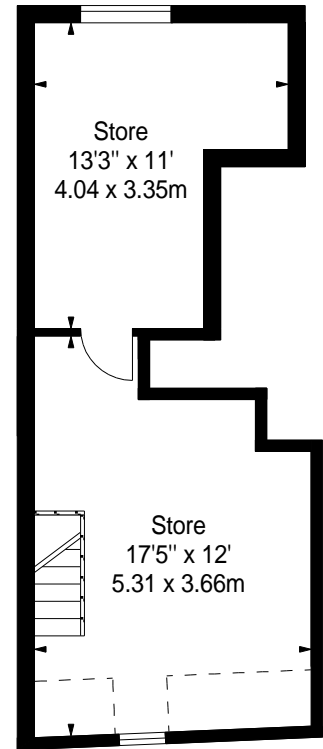
11'3" x 10'1"  
3.43 x 3.07m

Retail  
20'2" x 10'1"  
6.15 x 3.07m

Fire Exit

12'9" x 12'3"  
3.89 x 3.73m

FIRST FLOOR



Store  
13'3" x 11'  
4.04 x 3.35m

Store  
17'5" x 12'  
5.31 x 3.66m

SECOND FLOOR

Property Details:

8 DIAL LANE  
IPSWICH  
SUFFOLK  
IP1 3AS

Surveyed and Drawn By:



Hideaway Work Space  
1 Empire Mews  
London  
SW16 2BF

APPROX. GROSS INTERNAL AREA \*  
1338 Ft<sup>2</sup> - 124.30 M<sup>2</sup>

APPROX. NET INTERNAL AREA \*  
1114 Ft<sup>2</sup> - 103.49 M<sup>2</sup>

SCALE - 1:100 @ A4

REFERENCE NUMBER : 107102

Plans Drawn : 03.06.2025

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