

Industrial/Warehouse Unit - TO LET

Unit 47, Red House Farm, Earls Green, Bacton, Stowmarket, Suffolk, IP14 4LE

Merrifields



Size: 2,929 Sq Ft

Located approximately 4.5 miles from the A14


Storage, Workshop and Office Accommodation


Useful first floor storage area and modern LED lighting

Flexible lease terms considered

Available TO LET on a new lease on terms to be agreed

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RL

Description

Red House Farm is located on the edge of the village of Bacton, about 4 miles north (as the crow flies) of the A14 but with good access to the A14 at Stowmarket and Elmswell.

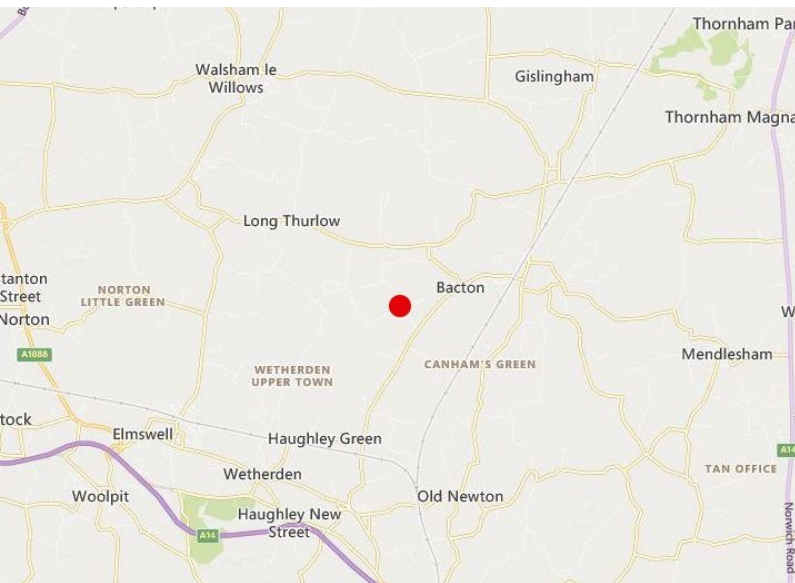
Unit 47 has recently been refurbished and is of steel frame construction with brick elevations under a fibre cement roof. The unit has two access doors and a first-floor office and storage area. The unit further benefits from WC and kitchen facilities, LEDs and a concrete floor. It is available immediately.

Other occupiers within Red House Farm Business Units include joiners, fabricators, office users and supplier of portable buildings.

Accommodation

The property has been measured to produce the following Approximate dimensions and GIAs:

Total	2,929 Sq Ft	272.1 Sq M
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Availability

The property is available TO LET immediately on terms to be agreed

Rent

£11,750 per annum exclusive.

VAT

Option to tax to be confirmed.

Business Rates

The rateable value is TBC.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises may be suitable for a number of industrial uses within a E (g), B2 or B8 use class. Interested parties should contact the agents for more information with their specific use requirements.

EPC

The EPC rating is TBC.

Viewing & Further Information

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