

Detached Commercial, Business & Service Space - TO LET

Unit 5a Tomo Business Park, Stowmarket, Suffolk, IP14 5EP

Merrifields



Size: 554 Sq Ft

Located 1 mile from Stowmarket Town Centre.

Suitable for office, professional services and technical workshop uses.

2 adjacent car parking spaces.

4 Separate office rooms.

Available TO LET on terms agreed.



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

Description

Small detached building located on the Tomo Business Park between the A14 and the town centre in Stowmarket suitable for Commercial, Business and Service use.

The building is currently subdivided to provide four offices, a kitchen and WC with on site car parking. It is fitted with a security alarm and single phase electricity and plug sockets in each of the rooms.

The specification includes carpeting and double glazed UPVC windows.

Accommodation

The property has been measured to produce the following approximate NIA(s):

| | | |
|---------|--------------|------------|
| Room 1 | 187.08 Sq Ft | 17.38 Sq M |
| Room 2 | 131.86 Sq Ft | 12.25 Sq M |
| Room 3 | 80.62 Sq Ft | 7.49 Sq M |
| Room 4 | 35.84 Sq Ft | 3.33 Sq M |
| Kitchen | 79.01 Sq Ft | 7.34 Sq M |
| Total | 51.47 Sq M | 554 Sq Ft |



Availability

The property will be available from June 2026 on new lease terms to be agreed.

Rent

£6,500 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The business rates are £4,350 from April 2026, small business rate relief may be available.

Service Charge

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

Costs

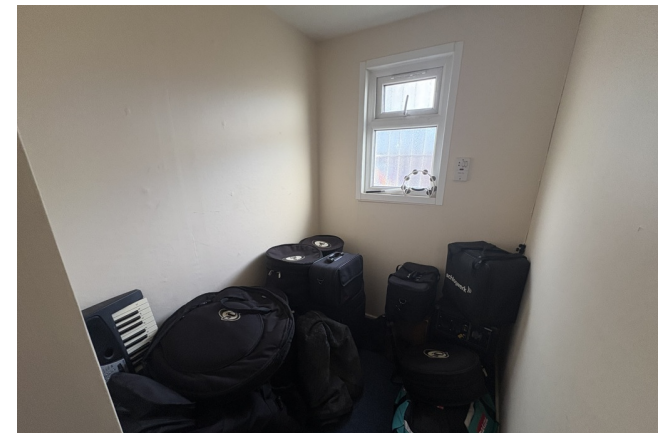
The tenant will be required to contribute £750 plus VAT towards the landlords legal costs.

Use & Planning

The premises has Use of exhibition house as offices (E Use class) under planning Number: 0137/88. The property may be suitable for alternative uses within an E Use class (STPP).

EPC

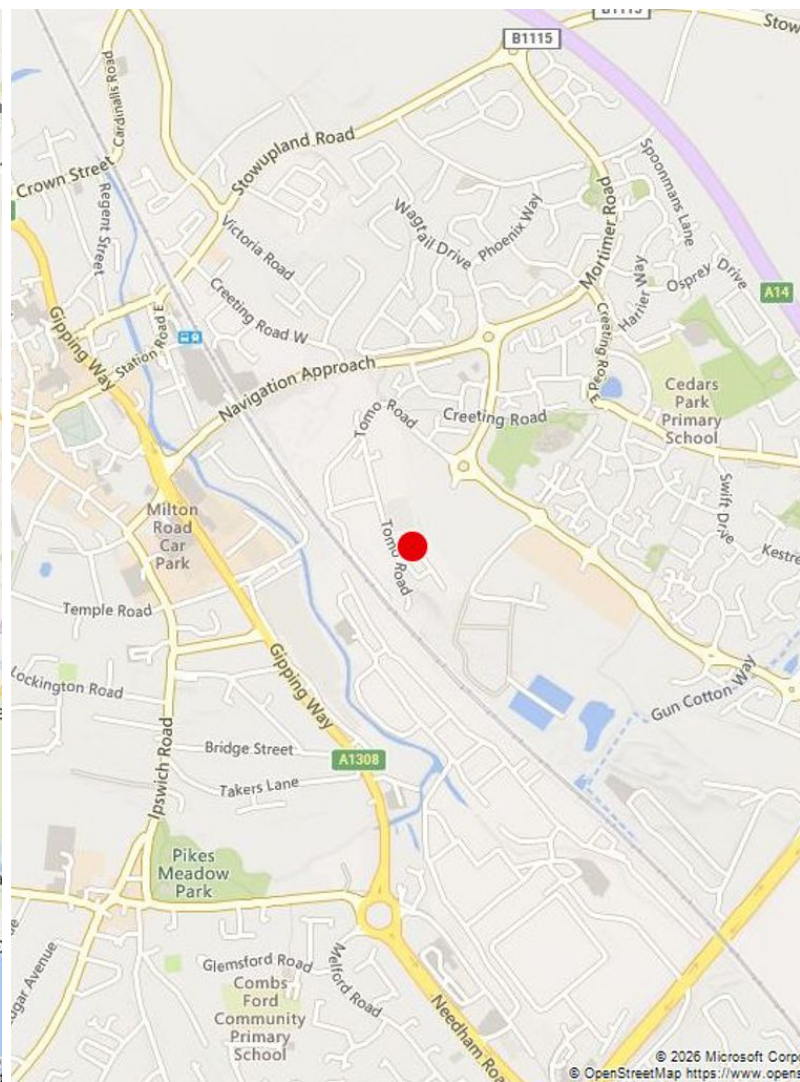
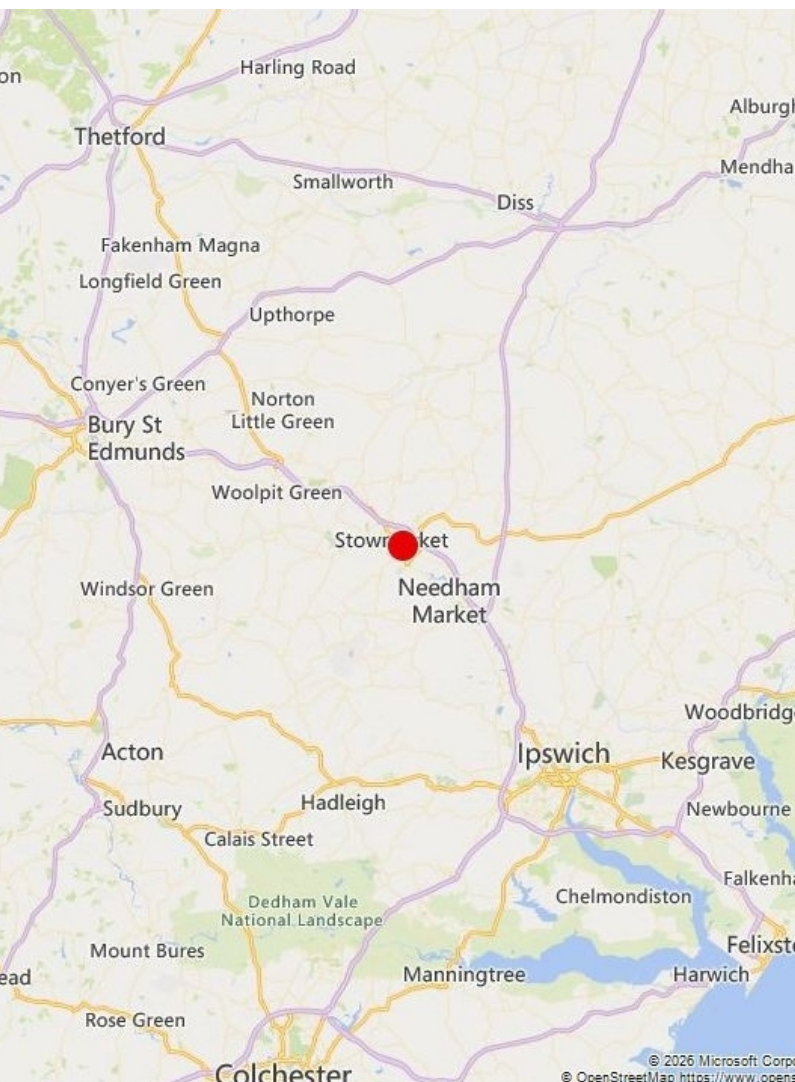
The EPC rating is to be confirmed.



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Viewing & Further Information

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REF: A000885 / 20.01.26

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