Modern Business Unit - TO LET

Unit 6 Woodside Business Park, Ingham, Suffolk, IP31 1NR

Merrifields





Size: 1,183 Sq Ft

- Located approximately 3.7 miles north of the A14
- Split level accommodation
- Suitable for office and storage uses
- Loading and parking areas
- Available TO LET on terms to be agreed

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

Description

Woodside business park is located in Ingham off the A134 approximately 3.7 miles north of junction 43 of the A14.

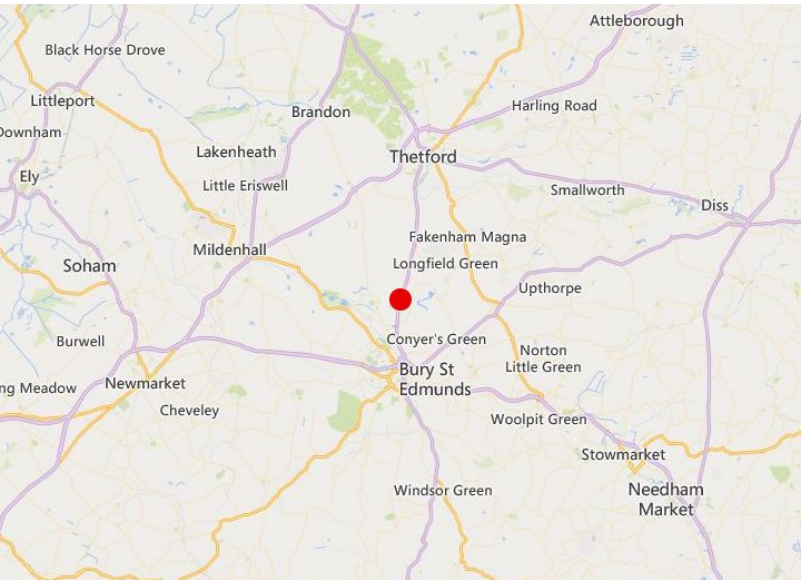
Unit 6 ais a mid terraced business unit with an insulated up and over doors giving access to the storage / workshop on the ground floor with staircase leading to the first floor which are laid out as an office.

The specifications include strip and inset LED lighting, carpeting on second floor offices, WC and kitchenette facilities.

Accommodation

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

Total	1,183 Sq Ft	109.9 Sq M



Availability

The properties are available TO LET on lease terms to be agreed.

Rent

£11,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

Unit 6: £9,900 (2023).
Small Business Rates Relief may be available.

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 have most recently been used for Office and Storage within an E and B8 use (STPP).

EPC

The EPC rating is E (115).

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Viewing & Further Information

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