

Modern Business Unit - TO LET

Unit 6 Tomo Business Park, Stowmarket, Suffolk, IP14 5EP

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Size: 1,807 Sq Ft


Located on Tomo Business Park


Warehouse and office accommodation


Well maintained estate with forecourt parking

Suitable for E (g) & B8 uses STPP

Available 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

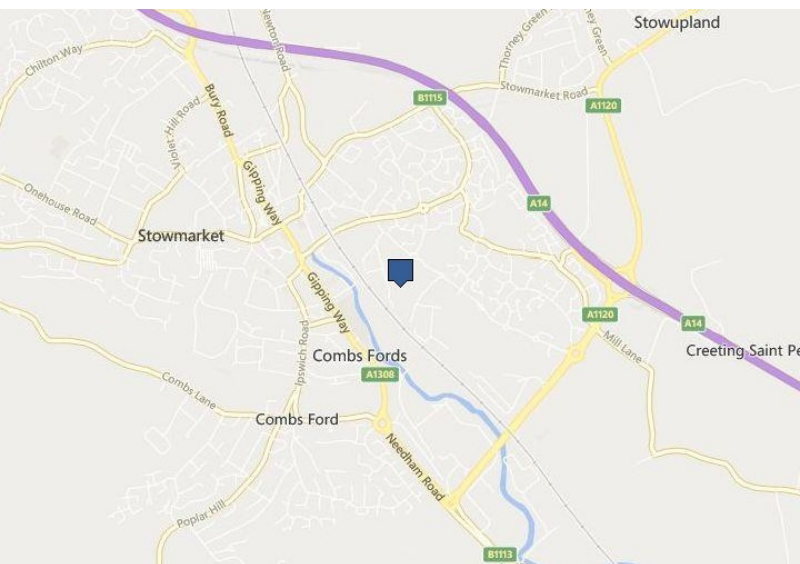
The terrace unit forms part of the well maintained estate Tomo Business Park in Stowmarket which is located approximately 1.5 miles from the A14.

The accommodation includes both warehouse and office space with the benefit of a W.C and Kitchenette facilities. The unit benefits from a concrete floor, up and over loading door, translucent roof lights and 3 phase power.

Accommodation

The property has been measured to produce the following Approximate dimensions and Gross Internal Areas:

Warehouse and office	1,414 Sq Ft	131.36 Sq M
First floor light storage	393 Sq Ft	36.51 Sq M
Total	1,807 Sq Ft	167.87 Sq M



Availability

The unit is available immediately on a new lease on terms to be agreed.

Rent

£13,250 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £7,200 (2023)

Service Charge

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

Costs

The Tenant will contribute £500 towards the landlord's legal costs irrespective as to whether the matter proceeds to completion.

Use & Planning

The unit has been previously used as a storage facility. The unit is suitable for similar and alternative uses under an E (g) or B8 use class STPP.

EPC

The EPC rating is E (121).

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Viewing & Further Information

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