

# Modern Business Units - TO LET

Unit 5 & 6 Woodside Business Park, Ingham, Suffolk, IP31 1NR

# Merrifields



Size: 1,182 - 2,365 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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63 Churchgate Street  
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## Description

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

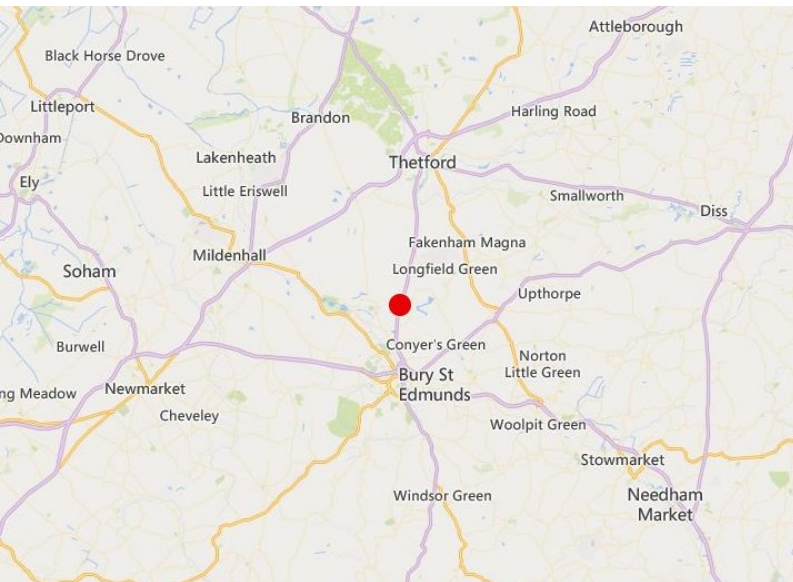
Unit 5&6 are both modern mid terraced business unit with an insulated up and over doors giving access to the storage / workshops on the ground floor with staircases leading to the first floors which are laid out as offices.

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 Gross Internal Areas:

Total	1,182 - 2,365 Sq Ft	109.81 - 219.71 Sq M
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## Availability

The properties are available TO LET individually or together from May 2025 on lease terms to be agreed.

## Rent

Unit 5: £11,000 per annum exclusive.  
Unit 6: £11,000 per annum exclusive.  
Unit 5&6: £20,000 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

Unit 5: £9,900 (2023).  
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

Unit 5: D (92).  
Unit 6: E (115).

## Viewing & Further Information

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REF: A000781 / 17.04.25

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