

Refurbished Industrial Unit - TO LET

Unit 51 Red House Farm, Bacton, Stowmarket, Suffolk, IP14 4LE

Merrifields



Size: 7,390 Sq Ft

New insulated profiled sheet roof


Three phase electricity


New electric roller shutter door

Approximately 4.5 miles from J49 of the A14

Available immediately TO LET on terms to be agreed

 01284 700 700

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

Description

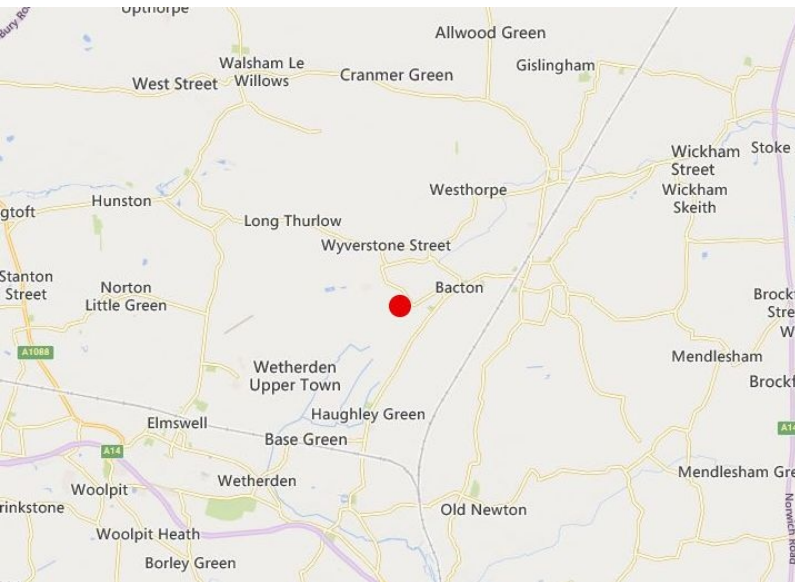
Red House Farm is located on the edge of the village of Bacton, about 4 miles north (as the crow flies) of the A14 but with good access to the A14 at Stowmarket and Elmswell.

Unit 51 is of steel portal frame construction with, brick elevations, a concrete floor under a new profiled insulated sheet roof. The unit has been recently refurbished to a shell specification and further benefits from a large new roller shutter door and three phase electricity.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

| | | |
|-------|-------------|-------------|
| Total | 7,390 Sq Ft | 686.53 Sq M |
|-------|-------------|-------------|



Availability

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

Rent

£37,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £13,500 (2023). Small business rates relief may be available.

Service Charge

The tenant will pay a fixed contribution to the service charge subject to annual indexation.

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 has planning permission via application reference 0100/04 granted 17th March 2004 for B1/B2 (Business and Industrial). B1 permission is now encompassed under use class E.

EPC

The EPC rating is D (83)

Viewing & Further Information

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