

## Industrial/Business Unit - TO LET

Unit 21 Red House Farm Rectory Road, Bacton, Stowmarket, Suffolk, IP14 4LE

# Merrifields



Size: 1,579 Sq Ft

Insulated profiled sheet roof


Roller shutter access door


Three phase electricity

Approximately 4.5 miles from J49 of the A14

Available TO LET from May 2025 subject to contract on a standard estate lease

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## Description

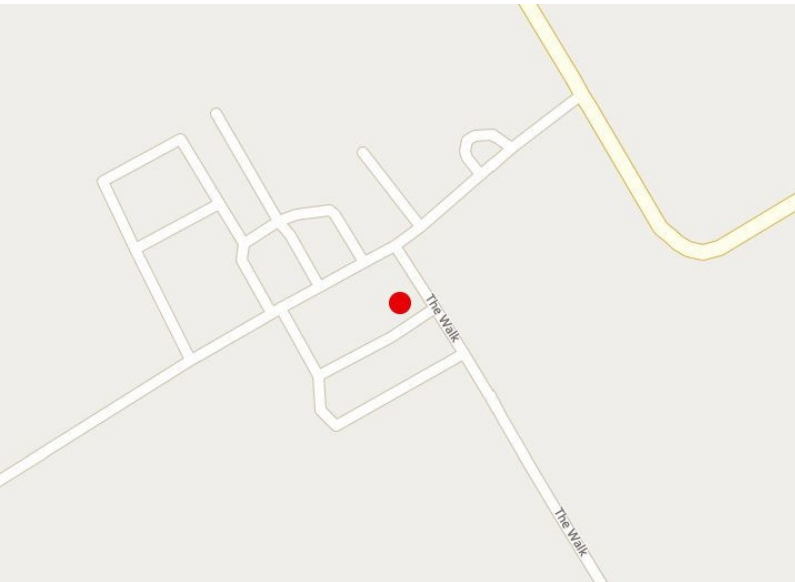
Red House Farm is located on the edge of the village of Bacton, about 4 miles north (as the crow flies) of the A14 but with good access to the A14 at Stowmarket and Elmswell.

Unit 21 is of steel portal frame construction with, block work elevations, a concrete floor under a profiled steel insulated sheet roof. There is a small office/reception area at the front of the unit and a 3.45m high roller shutter door.

## Accommodation

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

Total	1,579 Sq Ft	146.69 Sq M
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## Availability

The property is available TO LET from May 2025 subject to contract on the standard estate lease

## Rent

£9,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £5,000 (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 B planning consent and would be suitable for light industrial or storage and distribution.

## EPC

The EPC rating is D (97).

## Viewing & Further Information

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