

Workshop/ Warehouse Unit - TO LET

Unit 64 Red House Farm Bacton, Stowmarket, Suffolk, IP14 4SB

Merrifields



Size: 1,725 Sq Ft

Located approximately 4.5 miles from the A14

Storage and Workshop unit

Roller shutter access door

Flexible lease terms considered

Available TO LET on a new lease on terms to be agreed

 01284 700 700

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 www.merrifields.co.uk

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.

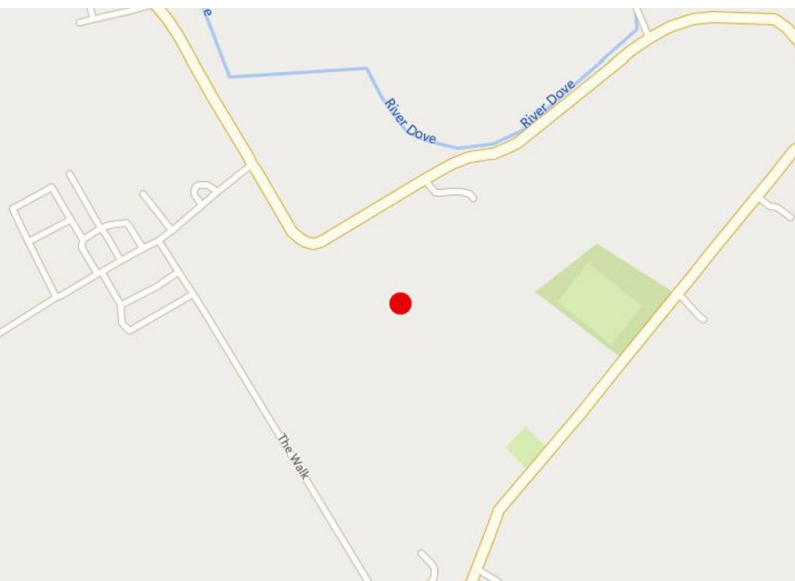
A number of units on the farm have been converted are in commercial occupation. Occupiers include joiners, fabricators, office users and supplier of portable buildings.

Unit 64 comprises steel frame construction with brick elevations under a fibre cement roof. The unit benefits from a roller shutter door to the rear, LED lighting and a concrete floor.

Accommodation

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

Total	1,725 Sq Ft	160.25 Sq M
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Availability

The property is available TO LET on terms to be agreed

Rent

£875 per month exclusive.

VAT

Option to tax to be confirmed.

Business Rates

The rateable value is TBC.

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 may be suitable for a number of industrial uses within a E (g), B2 or B8 use class. Interested parties should contact the agents for more information with their specific use requirements.

EPC

The EPC rating is TBC.

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Viewing & Further Information

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