

## Business / Workshop Unit - TO LET

Unit 64, Red House Farm, Earls Green Bacton, Stowmarket, Suffolk, IP14 4LE

# Merrifields



**Size: 1,725 Sq Ft**

Located approximately 4.5 miles from the A14

Available on a new standard estate lease

Modern insulated roller shutter access door

Flexible lease terms considered

Landlord will install an office and WC



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

## Description

Red House Farm Business Units and Becton Business Park is located on the edge of the village of Bacton, about 4 miles north (as the crow flies) of the A14. The site is access along a tree lined avenue.

The farm has diversified and a number of units on the farm have been converted are in commercial occupation which sit along side a number of new business units and a new office. Occupiers include business consultants, joiners, food producers, fabricators, office users and a supplier of portable buildings.

Unit 64 comprises steel frame construction with brick elevations under a fibre cement roof. The unit benefits from a modern insulated sectional door door, LED lighting and a concrete floor. Provision of an office and WC can be provided.

## Accommodation

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

|       |             |             |
|-------|-------------|-------------|
| Total | 160.25 Sq M | 1,725 Sq Ft |
|-------|-------------|-------------|



### Availability

The property is available TO LET on terms to be agreed

### Rent

£875 per month exclusive.

### VAT

The property is not opted for VAT.

### Business Rates

The rateable value is £5,200 (2026). Small business rate relief may be available.

### Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge, estimated at £43.33 pcm (£520 per annum).

### Costs

Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by the landlord.

### Use & Planning

The premises has planning permission for a B1/B2 use under planning number: 100/04. The property may be suitable for alternative uses.

### EPC

The property is exempt from requiring an EPC.



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### Viewing & Further Information

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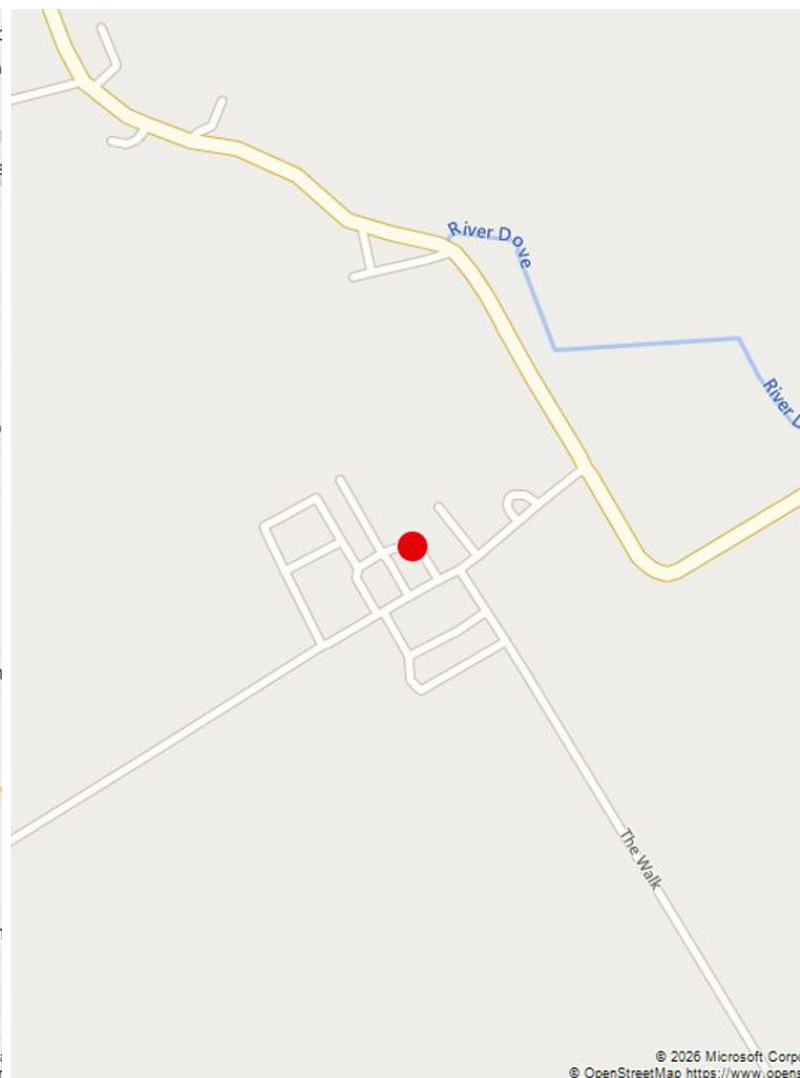
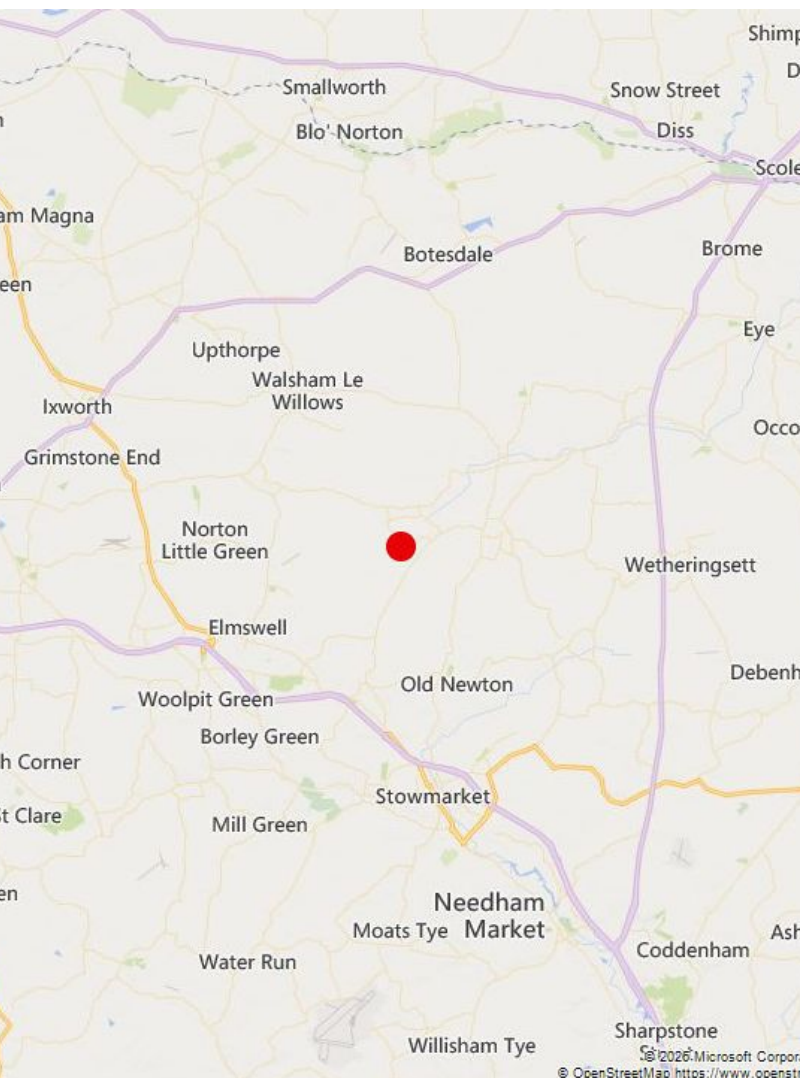
Anaya John-Baptiste

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REF: A000932 / 06.10.26

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