

TO LET – 2,563 SQ FT INDUSTRIAL UNIT



**Unit 2 Pie Hatch Farm, Brettenham Road, Buxhall,
Suffolk IP14 3DZ**

- **Approx 238.15 sq m (2,563 sq ft)**
- **Industrial unit with sliding door and separate portacabin office**
- **Onsite car parking, 6.5 miles to the A14**
- **Available to let on new lease terms, £11,250 per annum exclusive plus VAT**

Location

The property is situated on the grounds of Pie Hatch Farm on Brettenham Road, Buxhall, approximately 4 miles from Stowmarket via the B1115 and with easy access to the main A14. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe to the East Midlands.

Situation

The premises are situated on a small development of five rural industrial units. The occupier will have permitted use of the units from 0800-1800 Monday-Friday and 0800-1300 on Saturday. The site is not suitable for vehicle repair/maintenance.

Description

The property comprises a self-contained industrial unit with sliding door, insulation and ample car parking, together with a separate portacabin office. The property benefits from strip lighting, a small facility area and WC.

Energy Performance Certificate

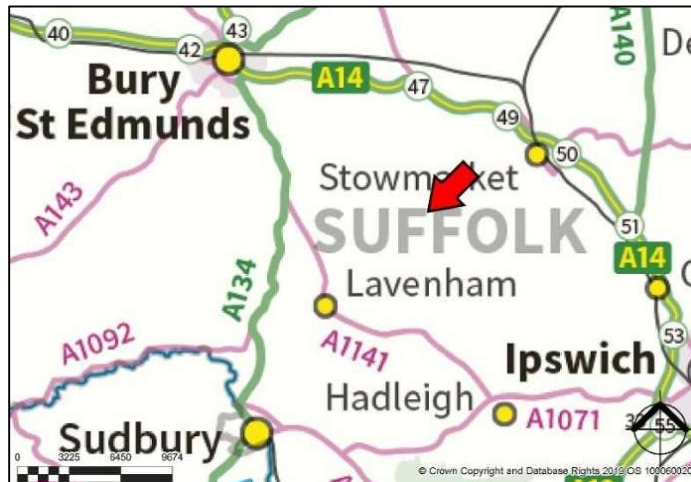
EPC Rating: D87, full certificate is available upon request, reference 0030-6964-0311-7750-4000.

VAT

VAT is applicable.

Terms & Tenure

The premises are available to let upon a new internal repairing and insuring lease, for a term of years to be agreed, at a commencing annual rental of £11,250 per annum exclusive.



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ
01473 211933

paul@penncommercial.co.uk
penncommercial.co.uk

Planning

We would recommend that all interested parties contact Mid Suffolk District Council on 0300 123 4000.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

Current Rateable Value £6,200.

All interested parties should contact Mid Suffolk District Council on 0300 123 4000.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including IT and telecommunications links.

There is a service charge payable on the property, which will be 50p per sq ft, £1,250 pa plus VAT, which covers cleaning, common parts, WC's, electric, water, and security, further details upon request.

Accommodation (all areas are approximate)

| Total Area Approx | 238.15 sq m | 2,563 sq ft |
|-------------------|-------------|-------------|
|-------------------|-------------|-------------|

