



Unit 8E

Stowmarket Business Park, Ernest Nunn Road, Stowmarket, Suffolk, IP14 2ED

Light Industrial Unit To Let - £13,000 per annum

**LACY SCOTT
& KNIGHT**

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Unit 8E

Stowmarket Business Park | Suffolk | IP14 2ED

A14 (J50) 1.3 Miles | Ipswich 12.8 Miles | Bury St Edmunds 17.2 Miles |

Light industrial unit on Stowmarket Business Park. GIA extending to approx. 169.04 sqm (1,820 sqft).

LOCATION

The unit is located on Stowmarket Business Park, an established industrial estate. Stowmarket benefits from convenient access to the A14 and has a mainline railway station with London Liverpool Street approximately 1 h 26 minutes.

DESCRIPTION

Steel frame construction with roller shutter door and pedestrian access door to the front aspect. Four allocated parking spaces and loading area.

ACCOMMODATION

MAIN UNIT

Industrial space with access from roller shutter door and pedestrian access door, concrete floor and LED lighting.
Floor area: 78.53 sqm 845 sqft
Roller shutter door opening: 3.52m height 3.15m width

OFFICE

Office space with access from main unit, double glazed window to front, strip lighting and carpet flooring.
Floor area: 7.97 sqm 86 sqft

WC

WC with access from main unit, strip light & concrete floor.
Floor area: 3.73 sqm 40 sqft

MEZZANINE FLOOR

Steel frame mezzanine floor with access from main unit via steel stair case, roof lights and LED lighting.
Floor area: 78.67 sqm 847 sqft



RENT AND AVAILABILITY

Unit 8E £13,000 per annum Available

LEASE TERMS

The property is available on a new full repairing and insuring lease.

DEPOSIT

Three months' rent.

VAT

No VAT.

SERVICES

Mains water, drainage and three phase electricity.

SERVICE CHARGE

The tenant will be responsible to pay the estate service charge.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'B' (45)

BUSINESS RATES

Rateable Value: £6,100 RV 2023

Payable Rates: £3,043.90 per annum

The rates payable are based on the current UBR of £0.499. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with Mid Suffolk District Council regarding their rates liability.

PLANNING

Unit 8E has planning permission for B1, B2 & B8 uses, under application reference 1815 / 07, granted on 21st August 2007. The unit was previously used for storing motor cycles and parts. All interested should make their own enquiries with Mid Suffolk District Council regarding the intended use.

LOCAL AUTHORITY

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX. Tel: 0300 123 4000

COSTS

Each party to pay their own legal or any other costs included in the transaction. A holding deposit is required to be paid upon agreement of the Heads of Terms and instructing legal representatives.

AGENT'S NOTE

The Landlord is also offering to let two adjacent light industrial units. Unit 8C with a GIA of approx. 206.95 sqm (2,228 sqft) and Unit 8D with a GIA of approx. 124.38 sqm (1,339 sqft).

VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial

Contact: Harry Storey

Tel: 01449 833687

Email: hstorey@lsk.co.uk



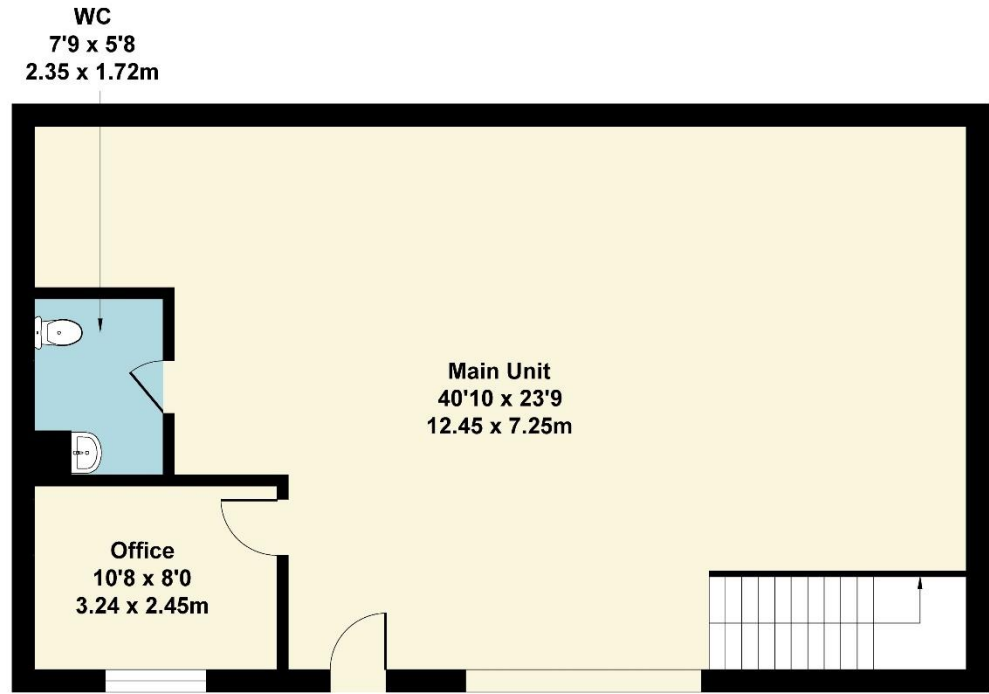
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

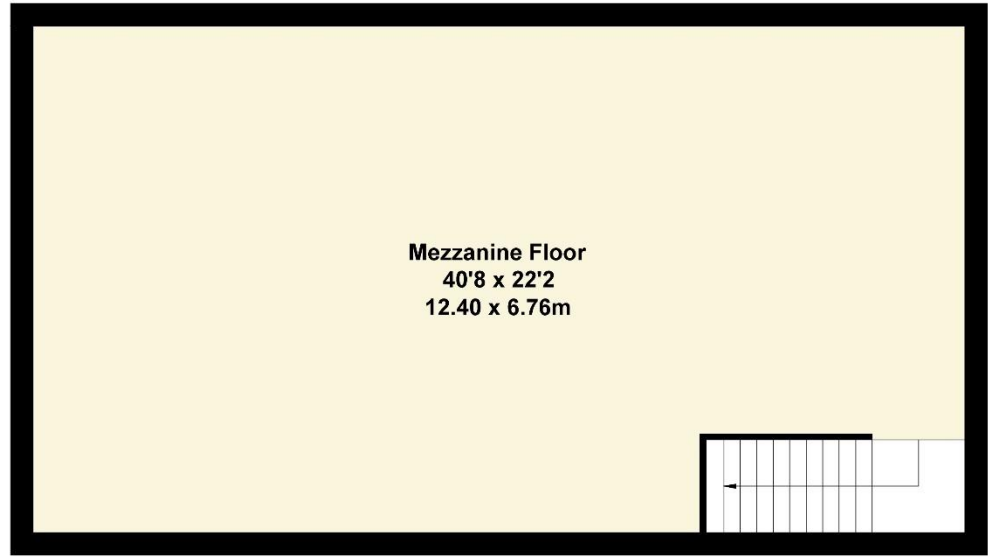
Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

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GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN