



Unit 2

Charles Industrial Estate, Stowupland Road, Stowmarket, Suffolk, IP14 5AH

Light Industrial Unit To Let - £12,500 plus VAT per annum

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Unit 2

Charles Industrial Estate | Stowmarket | Suffolk | IP14 5AH

A14 (J50) 1.7 Miles | Ipswich 12.4 Miles | Bury St Edmunds 15.6 Miles |

Light industrial unit on Charles Industrial Estate.
Gross Internal Area extending to approx. 138.85 sqm (1,495 sqft).

LOCATION

The unit is located on the Charles Industrial Estate in Stowmarket. Stowmarket offers a good range of services and has a mainline railway station with London Liverpool Street approximately 1 h 26 minutes. There is also access to the A14 trunk road at junction 50 approx. 1.7 miles to the east-south.

DESCRIPTION

Brick construction with a pedestrian front door and roller shutter door to rear aspect. Car parking is available.

ACCOMMODATION

The unit comprises of a reception/showroom, office, store room, workshop with mezzanine storage, kitchen and WC. The unit benefits from a rear roller shutter door, insulated roof, lighting, concrete floor and double-glazed display window to front.

Gross Internal Area: 138.85 sqm 1,495 sqft

Roller shutter door opening: 3.46m height 3.96m width

Eaves height: 4.39m

RENT AND AVAILABILITY

Unit 2 £12,500 plus VAT per annum February 2025

LEASE TERMS

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

DEPOSIT

Three months' rent.



VAT

All charges are subject to VAT.

SERVICES

Mains water, drainage, gas and three phase electricity. Heating via gas fired boiler.

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: TBC

LOCAL AUTHORITY

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

BUSINESS RATES

Rateable Value: £7,600 RV 2023

Payable Rates: £3,792.40 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

We assume that the property has planning consent for Class B2 General Industrial & B8 Storage or Distribution use by virtue of its previous use. All interested should make their own enquiries with Mid Suffolk District Council regarding the intended use.

BROADBAND SPEED

Download speed up to 65-73 Mbps (BT, 2025)

Upload speed up to 17-18 Mbps (BT, 2025)

MOBILE COVERAGE

Indoor - Limited – EE, Three, O2 & Vodafone (Ofcom, 2025)

Outdoor - Likely – EE, Three, O2 & Vodafone (Ofcom, 2025)

COSTS

Each party to pay their own legal or any other costs included in the transaction.

AGENT'S NOTE

The Landlord is also offering to let Unit 8A, Charles Industrial Estate with a GIA of approx. 181.44 sqm (1,953 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



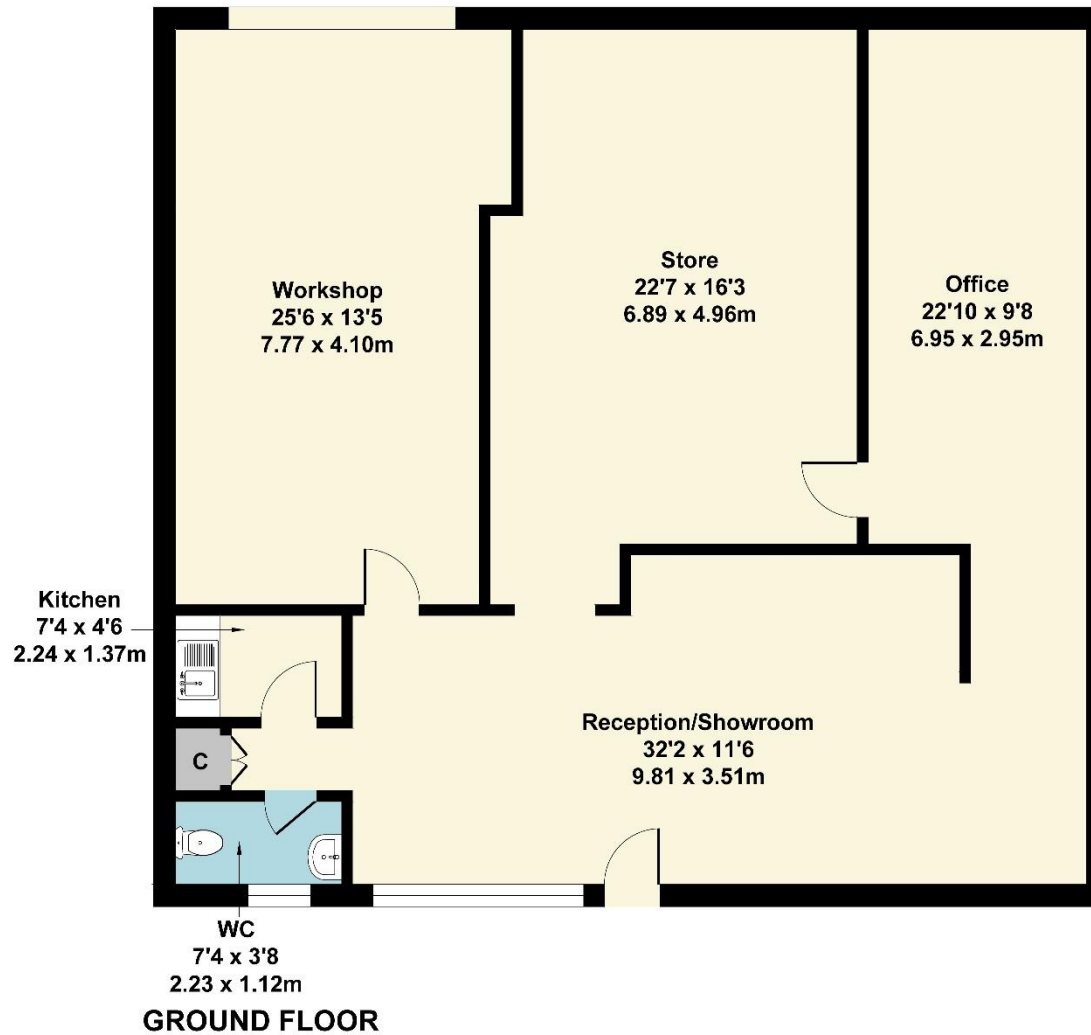
Plans, Areas and Schedules

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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