



AVAILABLE TO LET

Light Industrial/Workshop Unit with Secure Yard

**Unit 1C, Clopton Business Park, Clopton, Wood-
bridge, Suffolk, IP13 6QT**

RENT

£7,800

per annum exclusive

AVAILABLE AREA

409 sq ft

[38.02 sq m]

IN BRIEF

- » Located on an established business park close to the A12, Woodbridge & Sizewell C
- » Rent £7,800 per annum exclusive
- » Available for immediate occupation

LOCATION

Clopton Park is situated off the B1078 on the outskirts of Clopton village in a pleasant rural setting, approximately 5 miles from Woodbridge and 9.5 miles from Ipswich. The A12 is within a 4 miles drive via Woodbridge Road, providing direct links with Woodbridge and the A14. Sizewell C is located approximately 19 miles to the north east.

DESCRIPTION

Clopton Park comprises a range of industrial, warehouse, and office units set within a 14-acre site. The development benefits from a popular onsite café and access to meeting facilities, available to hire. A gym and padel court are proposed, with opening expected mid/late 2026.

Unit 1C is located near the entrance of the estate and comprises a self-contained light industrial/workshop unit. Constructed in blockwork with a mono-pitch timber frame roof overclad in profile sheeting, the unit provides an office, workshop/store, and ancillary accommodation including a WC and tea-point.

The specification includes LED lighting and air-conditioning in the office area, while the workshop benefits from an electric roller shutter door.

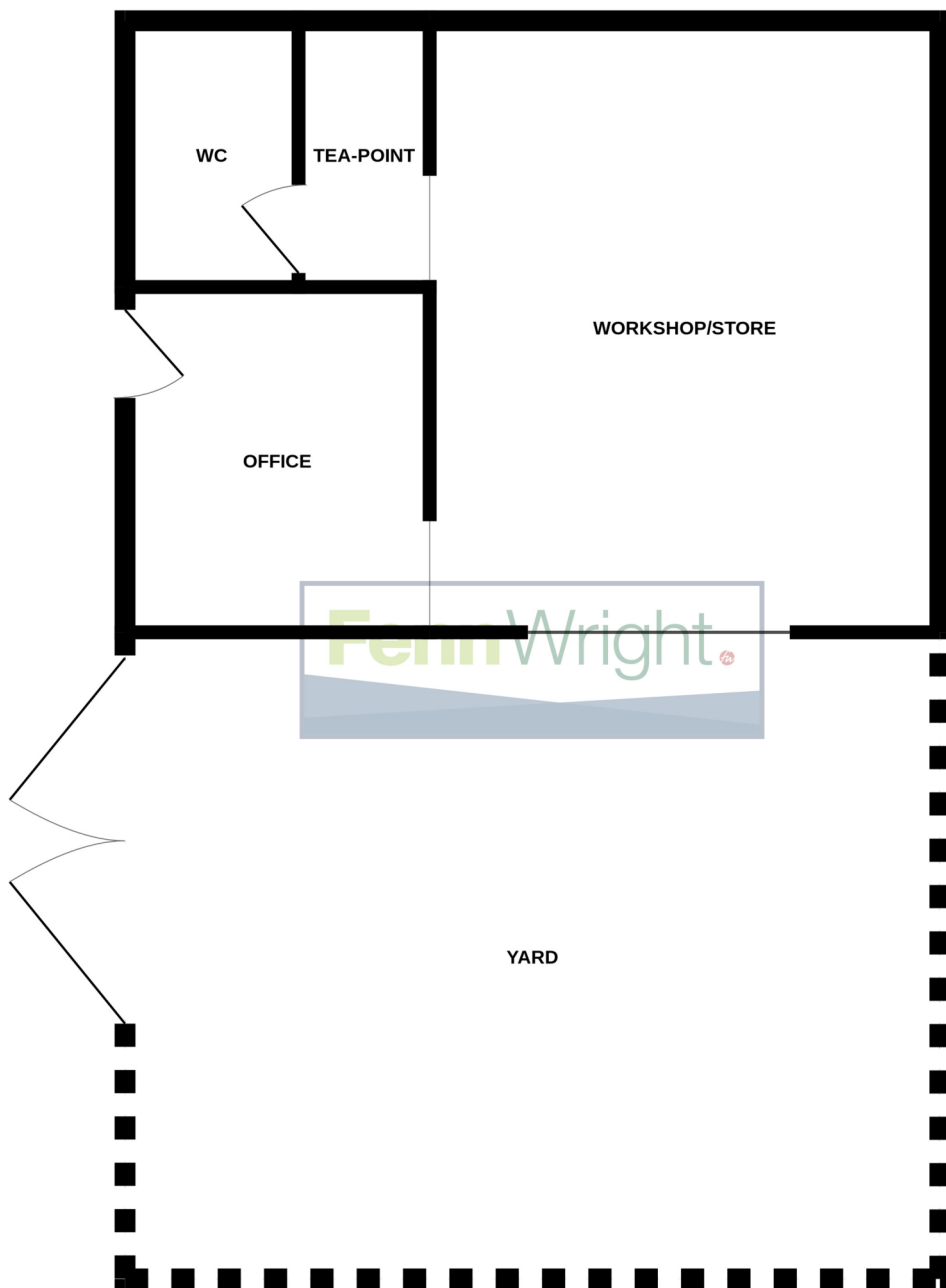
Externally the unit benefits from a secure yard with steel palisade fencing.

ACCOMMODATION [Approximate Gross Internal Floor Areas]

- » Unit 1C GIA 409 sq ft [38.02 sq m]
- » Yard GIA 464 sq ft [43.12 sq m]
- » Roller Shutter Door Width: 1.96 m | Height: 2.26 m



UNIT 1C



Floor Plan—Not To Scale For Identification Purposes Only

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a Rateable Value of £1,650. The rates payable (2026/27) is £712.80 per annum based on the current UBR for 2026/27 of £0.432. Small business rates relief may be available providing up to 100% relief subject to eligibility.

All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

SERVICES

It is understood that the premises is connected to mains water, electricity, gas and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

PLANNING

The premises has previously been used for light industrial and storage uses. All interested parties should make their own enquiries with the local planning authority.

LOCAL AUTHORITY

East Suffolk District Council, East Suffolk House, Riduna Park, Station Road, Melton, Woodbridge, IP12 1RT. Tel: 01473 432000

TERMS

The premises is available on a new full repairing and insuring business lease at an initial rent of £7,800 per annum exclusive.

A service charge is payable in relation to the upkeep of the common areas of the estate, the current budget is £50 per month. Internet is available at £50 per month.

The property and service charge are subject to VAT.

LEGAL COSTS

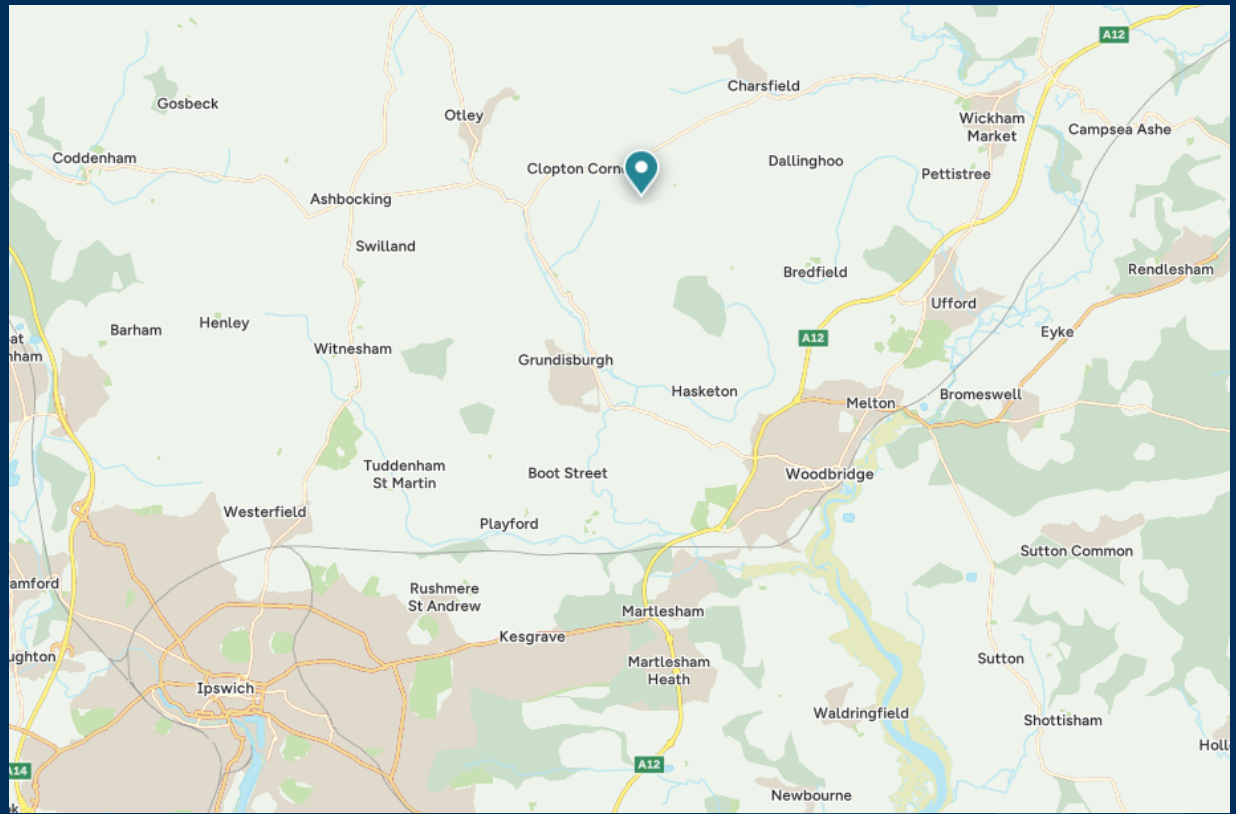
Each party is to be responsible for their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created February 2026.

