



**AVAILABLE TO LET**

Offices, Light Industrial & Storage Premises with Parking

Unit 5 & 6, Clopton Business Park, Clopton,  
Woodbridge, Suffolk, IP13 6QT

**RENT**

**£30,000**

per annum exclusive

**AVAILABLE AREA**

**4,721 sq ft**

[438.59 sq m]

## IN BRIEF

- » Located on an established business park close to the A12, Woodbridge & Sizewell C
- » Rent £30,000 per annum exclusive
- » Suitable for a variety of difference uses, S.T.P

## 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.

Units 5 & 6 are situated close to the entrance of the estate and comprise a self-contained two storey unit. The ground floor is currently arranged to provide light production and storage units with the first floor providing predominantly open plan office and meeting room accommodation. Ancillary accommodation includes a kitchen and WC's.

The specification to the offices includes LED lighting, electric heating, power & data and wood floor coverings.

It is understood that a roller shutter door will be installed along the front elevation to provide better access to the storage accommodation.

## ACCOMMODATION [Approximate Gross Internal Floor Areas]

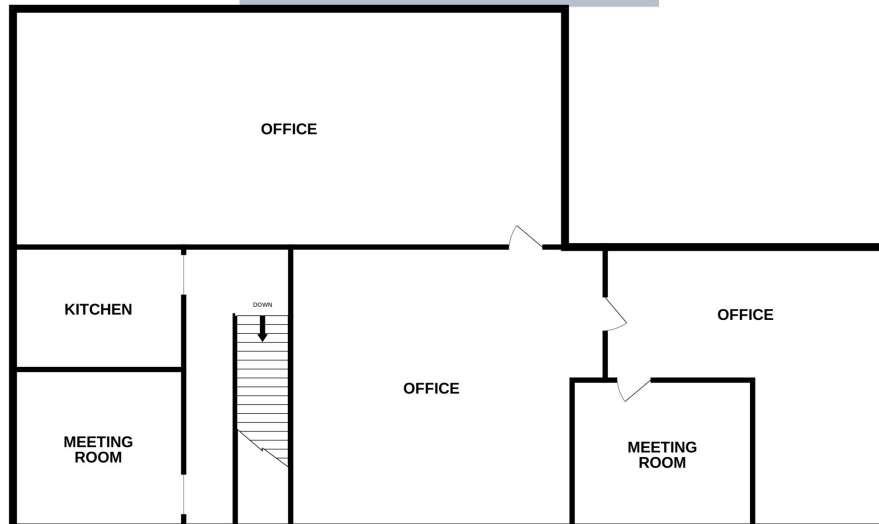
- » Ground Floor 2,558 sq ft [237.61 sq m]
- » First Floor 2,163 sq ft [200.97 sq m]
- » Total Gross Internal Floor Area 4,721 sq ft [438.59 sq m]



## GROUND FLOOR



## FennWright 1ST FLOOR



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 £34,000. The rates payable (2026/27) is £14,688 per annum based on the current UBR for 2026/27 of £0.432.

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 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, offices 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 £30,000 per annum exclusive.

A service charge is payable in relation to the upkeep of the common areas of the estate and a cost is payable towards the internet. Further details available upon request.

The property and service charge are subject to VAT.

### LEGAL COSTS

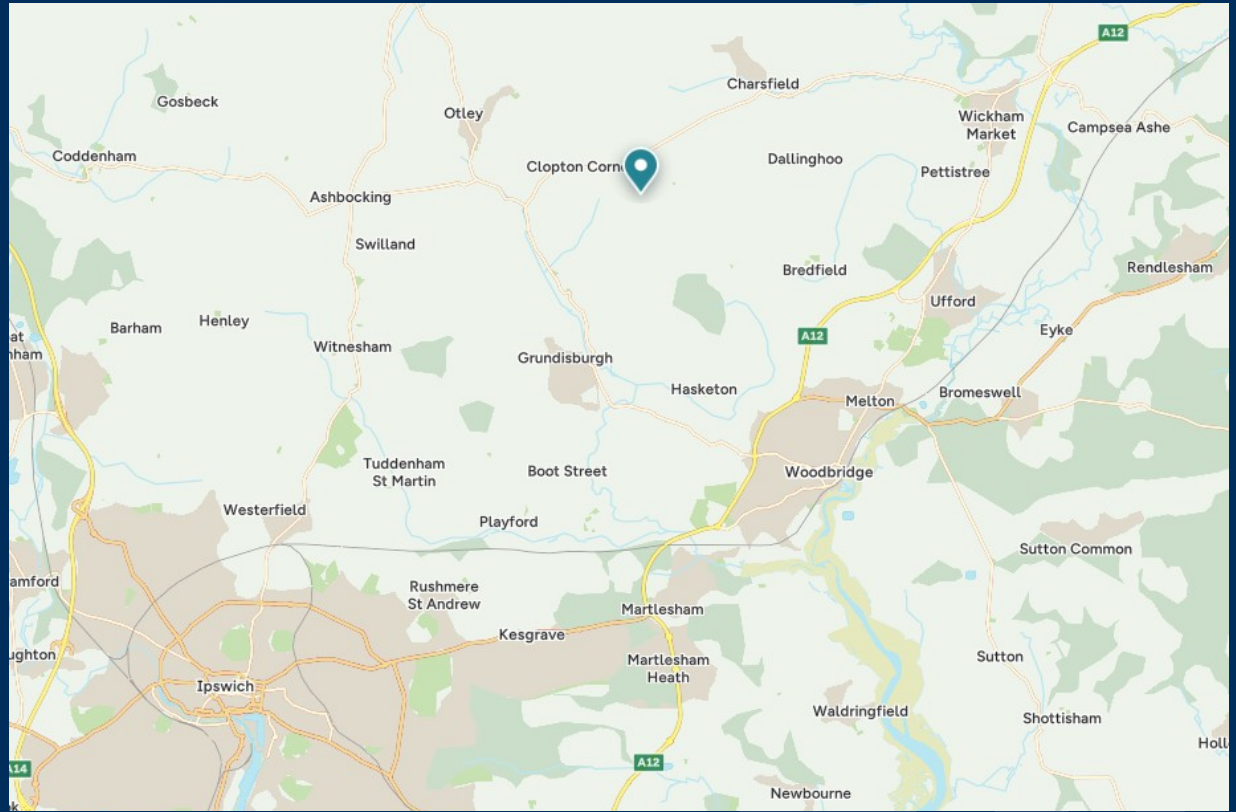
Each party is to be responsible for their own legal costs.

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

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1 Buttermarket  
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Particulars created March 2026.

