



Unit 7

Brickfields Business Park, Woolpit, IP30 9QS

Flexible Business Park Premises In Landscaped Setting

1,903 sq ft
(176.79 sq m)

- Well Served Village Location
- Suitable For a Variety of Uses Under Class E
- Landscaped, green open spaces
- Excellent Car Parking
- To be refurbished

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Summary

Available Size	1,903 sq ft
Rent	£23,000 per annum
Business Rates	To be re-assessed
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The Tenant will be required to provide an undertaking for abortive legal costs.
EPC Rating	C (64)

Description

Unit 7 comprises a modern and flexible business park premises providing high specification space on ground and first floors. The unit has an attractive full height glazed frontage, ground floor reception & open plan working areas, kitchen and WC. The first floor provides open plan working area.

The unit is to be refurbished to a high standard throughout.

Location

The historic and well serviced village of Woolpit is strategically situated 9 miles east of Bury St Edmunds and approximately 6 miles west of Stowmarket with its mainline rail service to London (1hr 20 mins).

The village lies in the important A14 corridor with its excellent links to Ipswich (19 miles), the east coast ports and Cambridge (37 miles), the midlands and London to the west—the latter reached by the M11. London Stansted airport is within 65 miles.

Brickfields Business Park lies on the edge of the village, off the old Stowmarket Road, less than a mile from the access point to the A14. The development enjoys an attractive landscaped setting with a large pond providing focal point.

Specification

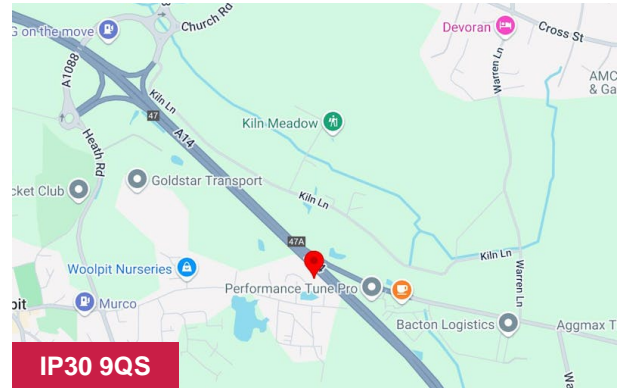
- Suspended ceilings
- Recessed lighting
- Comfort cooling & heating
- Newly redecorated
- Kitchen facilities
- Disabled WC

Viewings

By appointed only with the sole letting agents Hazells. Contact 01284 702626

Terms

Available on a new FR&I lease on terms to be agreed.



Viewing & Further Information



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