



AVAILABLE SPRING 2026

High Specification Office Building Currently Under Construction

**Unit 15 Suffolk Central Business Park,
Bury Road, Stowmarket, Suffolk, IP14 1UX**

RENT

£85,000

per annum exclusive

GUIDE PRICE

£1,250,000

APPROX. GROSS INTERNAL FLOOR AREA

5,000 sq ft [464.52 sq m]

IN BRIEF

- » Prominent headquarters building
- » Good specification including PV Panels
- » Ample onsite surfaced car parking spaces

LOCATION

The offices are situated on the edge of Stowmarket, a busy market town, approximately 16 miles east of Bury St Edmunds on the A14. The business park is located to the west of the town, approximately 1.4 miles from the A14/A1308 junction providing excellent links to the wider national motorway network.

The scheme comprises a range of high quality office buildings with occupiers including Farmer's Guide, Aaron Services and Budgens occupying the retail unit.

DESCRIPTION

Unit 15 Suffolk Central Business Park is currently under construction and will comprise a high specification, two storey modern office building, marking the second phase of the development.

The ground floor will feature a client reception and waiting area, which includes a tea-point, a glazed boardroom, and additional offices situated at the rear. There will also be a staff breakout area with a tea-point and an additional meeting room. Ancillary accommodation includes accessible WC's fitted with showers. The first floor will provide predominantly open plan office accommodation, with an additional WC.

The office is to benefit from solar panels and is to be fitted with LED lighting, air-conditioning, carpet floor coverings and power & data points with raised access flooring first floor.

Externally, a block paved forecourt is to provide 20 + car parking spaces.

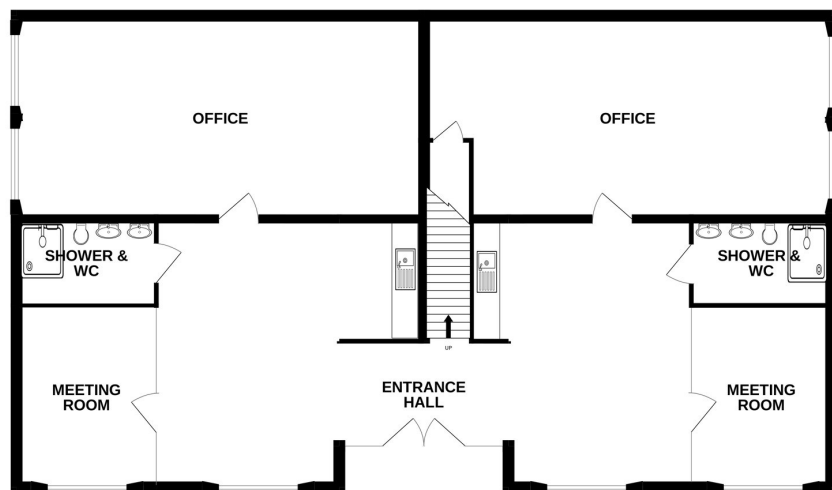
ACCOMMODATION

[Approximate Gross Internal Floor Areas Subject to Final Measurement]

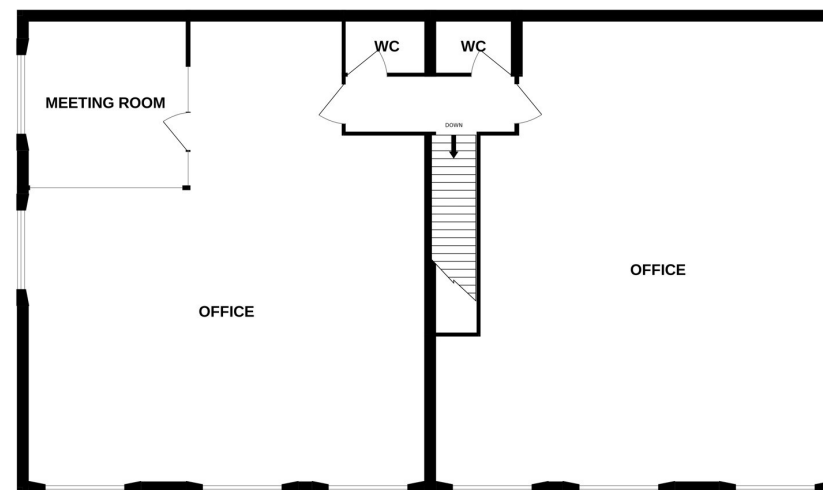
- » Ground Floor: 2,500 sq ft [232.26 sq m]
- » First Floor: 2,500 sq ft [232.26 sq m]
- » Total Gross Internal Floor Area: 5,000 sq ft [464.52 sq m]



GROUND FLOOR



1ST FLOOR



Indicative Floor Plan - Not To Be Relied Upon

BUSINESS RATES

To be assessed upon completion of the development.

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

PLANNING

The property has planning permission for offices within Class E (g)(i) of the Town & County Planning (Use Classes) Order 1987 (as amended).

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

SERVICES

It is understood 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.

LOCAL AUTHORITY

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel: 0300 1234000

ENERGY PERFORMANCE CERTIFICATE [EPC]

To be confirmed upon completion of the development.

TERMS

The offices are available to let on a new full repairing and insuring business lease, upon terms to be agreed and at an initial rent of £85,000 per annum exclusive

Alternatively, offers are invited in the region of £1,250,000 for the freehold interest subject to vacant possession upon completion.

A service charge is payable in relation to the common areas of the estate.

The rent/sale 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 SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

IP1 1BA

Contact:

Hamish Stone

T: 01473 220 211

E: hws@fennwright.co.uk



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Particulars created January 2025

