

Industrial

**TO LET: Industrial storage unit in rural location between
Debenham and Earl Soham, accessed via the A1120**



**Lean-to Grainstore, Ashfield Place Farm, Ashfield,
Stowmarket, Suffolk IP14 6LU**

Total Area Approx. 195.09 Sq M (2,100 Sq Ft)

- **Would suit a variety of B8 uses**
- **Roller shutter door (4.5m high x 5m wide)**
- **High bay lighting**
- **Personnel entry door**
- **With yard & parking area**

**Available to let on new flexible lease terms at £12,600 per annum
exclusive (= circa £6.00 per sq ft)**



Services & Service Charge

Mains electricity only is connected to the property.
NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including any IT and telecommunications links.

Business Rates

To be assessed. All interested parties should contact Babergh Mid Suffolk District Councils on 0300 123 4000.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ

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Situation

The premises are situated at Ashfield Place Farm in Ashfield, which is a village in Mid Suffolk, situated approximately 3.7 miles from Debenham, 1.7 miles from Earl Soham, and 5.4 miles from Framlingham, with an estimated population of 219 in 2011. The village is accessed off the A1120. The village has a church and a village hall. Local amenities including medical facilities can be found in nearby Earl Soham, Framlingham and Debenham. The nearest railway station is Stowmarket approx. 12 miles away or Wickham Market approx. 9 miles.

Description

The premises comprise a former agricultural grain store with a roller shutter door and personnel entry door. Externally, there is a large yard and car parking area to the front of the unit. The premises would suit a variety of B8 uses.

Accommodation (all areas are approximate)

Total Area Approx. 195.09 Sq M (2,100 Sq Ft)

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Planning

We believe the unit has consent for B8 storage uses. All interested parties should contact Babergh Mid Suffolk District Councils on 0300 123 4000 option 5 & option 3.

EPC

As there is no heating installed, an EPC will not be required at the present time.

Terms & Tenure

The premises are available to let on new flexible lease terms, for a term of years to be agreed, at a commencing rental of £12,600 per annum exclusive (= circa £6.00 per sq ft).

VAT

VAT status to be confirmed.

