



Charles Industrial Estate
Stowmarket
£6,250pa

LACY SCOTT
& KNIGHT

Unit 8c

Charles Industrial Estate | Stowmarket | Suffolk | IP14 5AH

Town Centre 0.5 Miles, A14 (J50) 1 Mile, Ipswich 12 Miles

Workshop/Office unit in established commercial position, offering net floor area of 1,111sqft

Unit 8c

The current tenants are relocating elsewhere, and have looked after this property to a good standard, it now offers three well-appointed first floor offices, one downstairs office and a workshop.

The workshop enjoys a roller shutter door.

Outside

Text

Location

This property is set back from the road, within the Charles Industrial Estate which is a popular location, and in an established commercial position. It is on the eastern side of Stowmarket with easy access into the Town Centre, or to the railway station.

**LACY SCOTT
& KNIGHT**

Tel: 01284 748600
10 RISBYGATE STREET,
BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384
MARKET PLACE, STOWMARKET,
SUFFOLK, IP14 1DN

WWW.LSK.CO.UK

The A14 is also easily accessible.

Comprising

The property has an overall footprint of some 64.9sqm, to provide a net usable floor area internally over the two floors, of 103sqm.

This is divided as follows:-

Entrance lobby

With stairs to first floor.

Office 1

3.54m x 3.63m, with night storage heater.

Toilet

With low level wc and handbasin.

Rear Lobby

With understairs cupboard.

Workshop

5.33m x 7.39m, with floor to ceiling height of approximately 2.4m, roller shutter door to front.

First Floor

Landing

Office 2

3.7m x 3.6m, with double doored cupboard opening to provide Kitchenette and storage. Further cupboard over stairs. Night storage heater.

Office 3

3.66m x 5.22m, with night storage heater and air conditioning.

Office 4

2.6m x 5.22m, with night storage heater and air conditioning.

Externally

There is an unloading area to the front, and we understand that 5 car parking spaces are available.

It should be noted that the single garage to the side is not included within this property.

Services

Mains water, electricity and drainage are believed to be connected, two offices are air conditioned, and all offices have night storage heaters.

Lease

A new lease is available for a term of years by agreement, but with rent reviews or break clauses at three year intervals, on a full repairing and insuring basis.

The rent to be £6,250 per annum.

Rateable Value

The Rateable Value of the property is £7,100. This is not the amount of rates payable.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail. Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:

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