

**TO
LET**

- Well serviced village location with excellent access to A14
- Suitable for offices or a variety of uses within Class E
- Ideal base for agile/blended working
- Landscaped, green open spaces
- Providing 1,791 sq ft (166.4 sq m)
- Excellent car parking

FLEXIBLE BUSINESS PARK PREMISES IN LANDSCAPED SETTING



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.

Description

Unit 2 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 area, kitchen and WC. The first floor provides open plan working area and two good sized office/meeting rooms.

- Suspended ceilings
- Recessed lighting
- Comfort cooling & heating
- Data cabling to terminal cabinet
- Newly redecorated
- Kitchen facilities
- Disabled WC
- Flexible floor layout & partitioning

Externally, there are 6 allocated parking spaces. Some overflow parking is also provided on the business Park.

Accommodation

The building provides the following gross internal floor areas:

		Sq M	Sq Ft
Unit 2	Ground floor	83.2	896
	First floor	83.2	896
TOTAL		166.4	1,791



Terms

The unit is available on a new lease on terms to be agreed.

Rent

£17,000 per annum, exclusive of VAT.

VAT

VAT is payable on the rent and estates charge.

Estates Charge

An estate charge based on 2.5% of the annual rent plus VAT is recharged to the tenant to recover the cost of maintaining, repairing, lighting & landscaping the external common areas and grounds.

Business Rates

The building will need to be re-assessed by the VOA, however we estimate the Rateable Value to be in the order of £14,750.

EPC

D-94. A full copy of the report is available from the agents on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction. The Tenant will be required to provide an undertaking to pay the Landlord's abortive legal costs should they not proceed once solicitors are instructed.

Viewing & Further Information

Please contact Hazells on - 01284 702626 or email the following:

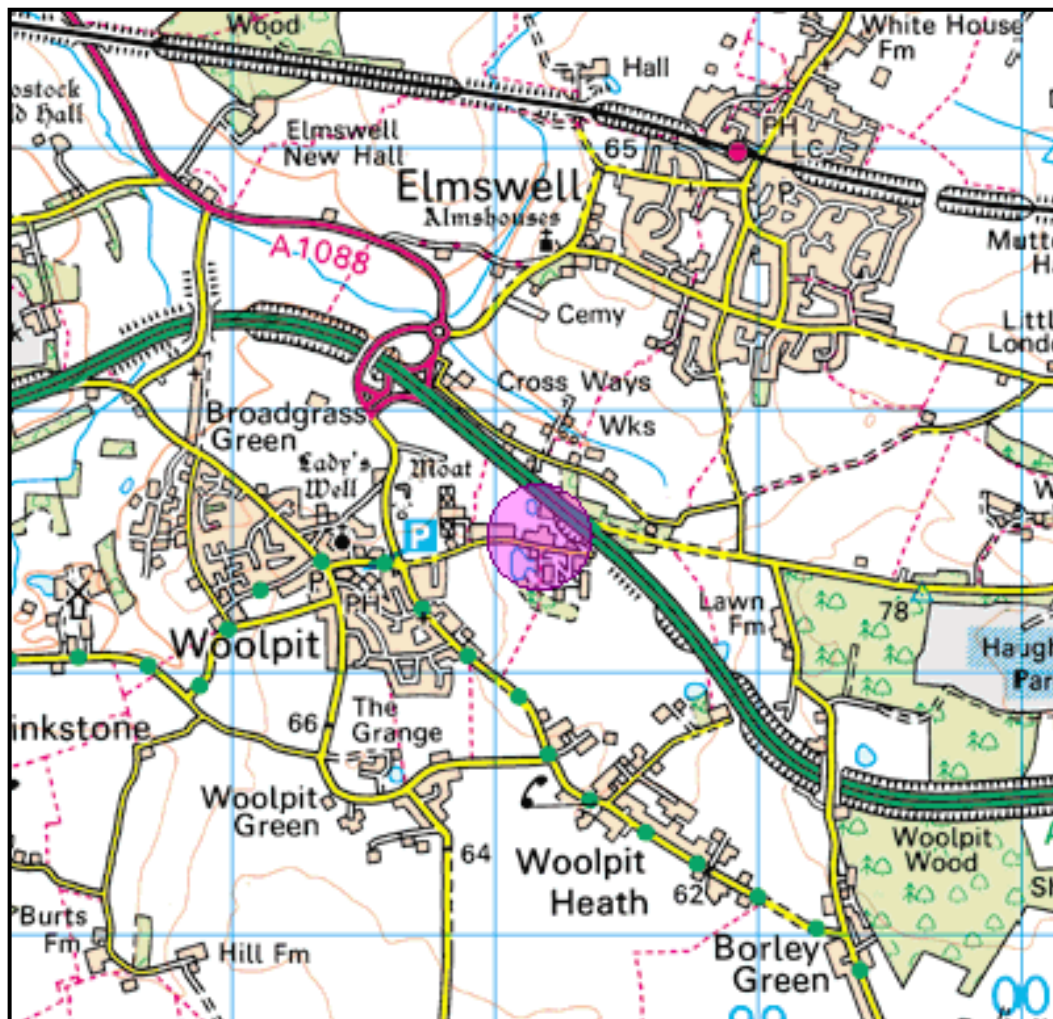
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