



TO LET – RURAL OFFICE

The Old Granary
Hall Farm
Great Thurlow
Haverhill
Suffolk
CB9 7LF

2,855 sq ft (265 sq m)

- Recently renovated first floor office suite
- Private entrance with lift access
- Ample parking, with EV charger
- Suitable for Use Class E
- Situated in a rural setting north of Haverhill

Location

The Old Granary is located within the village of Great Thurlow, approximately 14 miles south-east of Cambridge and within a 10 minute drive of Haverhill town centre. The site has good connectivity to the A11, providing access to Cambridge, Stansted Airport and the wider motorway network.

Description

The office is entered through a private reception and comprises of a main open-plan office space and 2 meeting rooms, with air-conditioning throughout. Additionally there is a kitchenette, WCs and a lift. The property benefits from ample parking and an EV charger.

Accommodation

The property comprises an approximate total net internal floor area of:

	sq ft	sq m
Entrance	306	28
First Floor	2,549	237
Total	2,855	265

Planning

The property falls within Use Class E under the Town and Country Planning (Use Classes) Order 1987 (amended 2020).

Interested parties are advised to make their own enquiries of West Suffolk District Council Planning Department on 01284 763 233 to check whether their proposed use may be acceptable in planning terms.



Uniform Business Rates

We understand that the unit is entered into the VOA Rating List 2026 with a rateable value of £19,750.

Interested parties are advised to make their own enquiries of West Suffolk District Council Business Rates Department on 01842 756 568.

Estate Charge

An estate charge is payable towards the upkeep of the common parts of the estate. Further details available on request.

EPC

The property has an EPC rating of B (29) which expires in April 2032.

Terms

The property is available on a new direct lease at a quoting rent of £30,000 per annum exclusive of VAT and other outgoings.

Legal Costs

Both parties are to bear their own legal costs.

Viewing and Further Information

Strictly via prior appointment.

Freddie Wootton

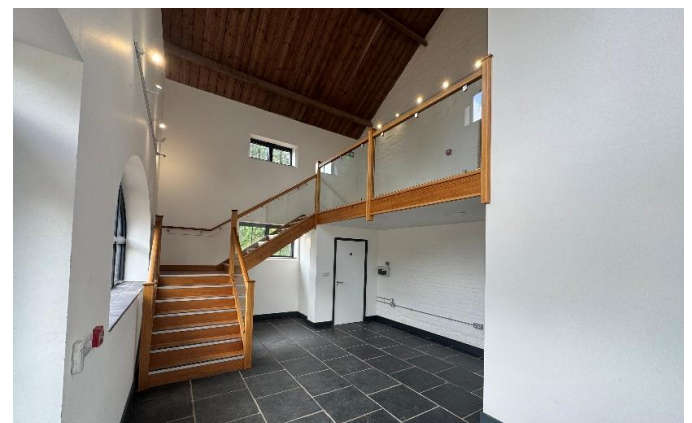
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