

TO LET Workshop Studio

BUNGAY

Earsham Hall NR35 2AN



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk



LOCATION

The property is situated in the grounds of Earsham Hall, which is a fine Grade II* listed country mansion, located approximately 1 mile north west of the A143, the main road connecting Harleston (7 miles) and Bungay (2 miles). The city of Norwich is 15 miles to the North.

DESCRIPTION

The premises are well situated at the end of a long driveway. It is one of several former outbuildings now converted to modern business premises at Earsham Hall. Business uses within the community include a country furniture outlet and gift shop, tea rooms, a bespoke kitchen manufacturer, printers, garden centre and bakery.

The premises are arranged on the first floor as part of a high quality converted two storey coach house. Super-fast broadband Internet speeds of up to 1Gbps up/down available on site lease line (price subject to requirement) making these premises suitable for a variety of uses including data centre, offices or studio. The premises are energy efficient and benefit from a very low cost, subsidised heating system provided by a biomass district heating system.

ACCOMMODATION

The unit has the following approximate internal dimensions :

Office 1	53.83sqm	(579sqft)
Office 2	62.54sqm	(673sqft)
TOTAL	116.37sqm	(1,252sqft)

Plus ground floor kitchen and cloakroom

RENT

The Landlord is seeking a rent of **£12,000pa (+vat)** for a new lease, terms to be negotiated. There is a £95 pcm service charge in addition to this rent.

Free onsite parking for staff and visitors (subject to availability).

RATES

The unit will be eligible for 100% Small Business Rates Relief.

VIEWING Strictly by appointment through this office with:

Jonathan Carman MRICS
01986 872034
07973 235057
jonathan@fennel.co.uk

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices are quoted exclusive of VAT which may be payable. Regulated by the RICS

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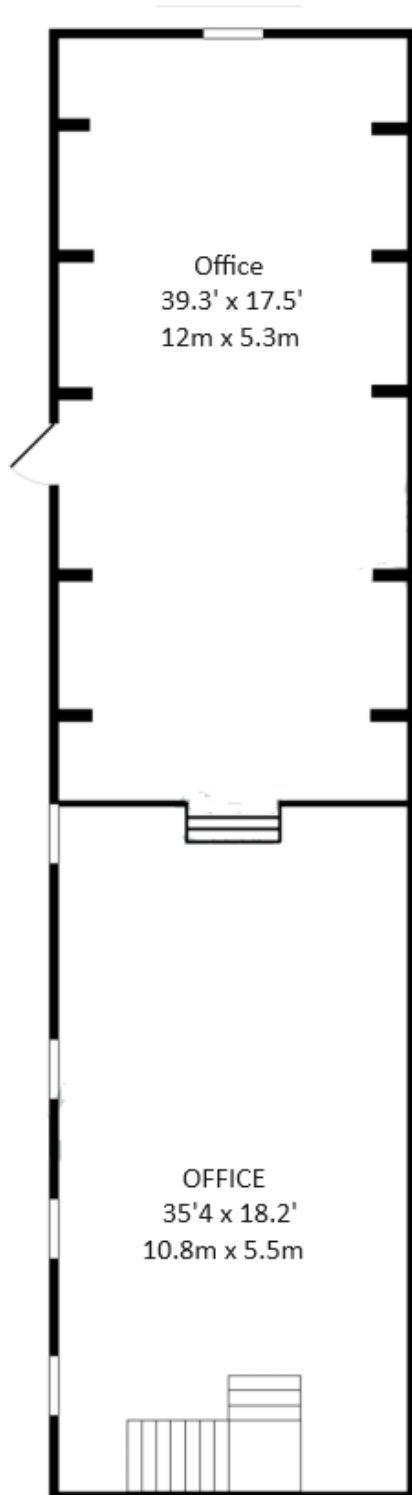
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Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

52

This is how energy efficient
the building is.

Technical Information

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken to any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser/tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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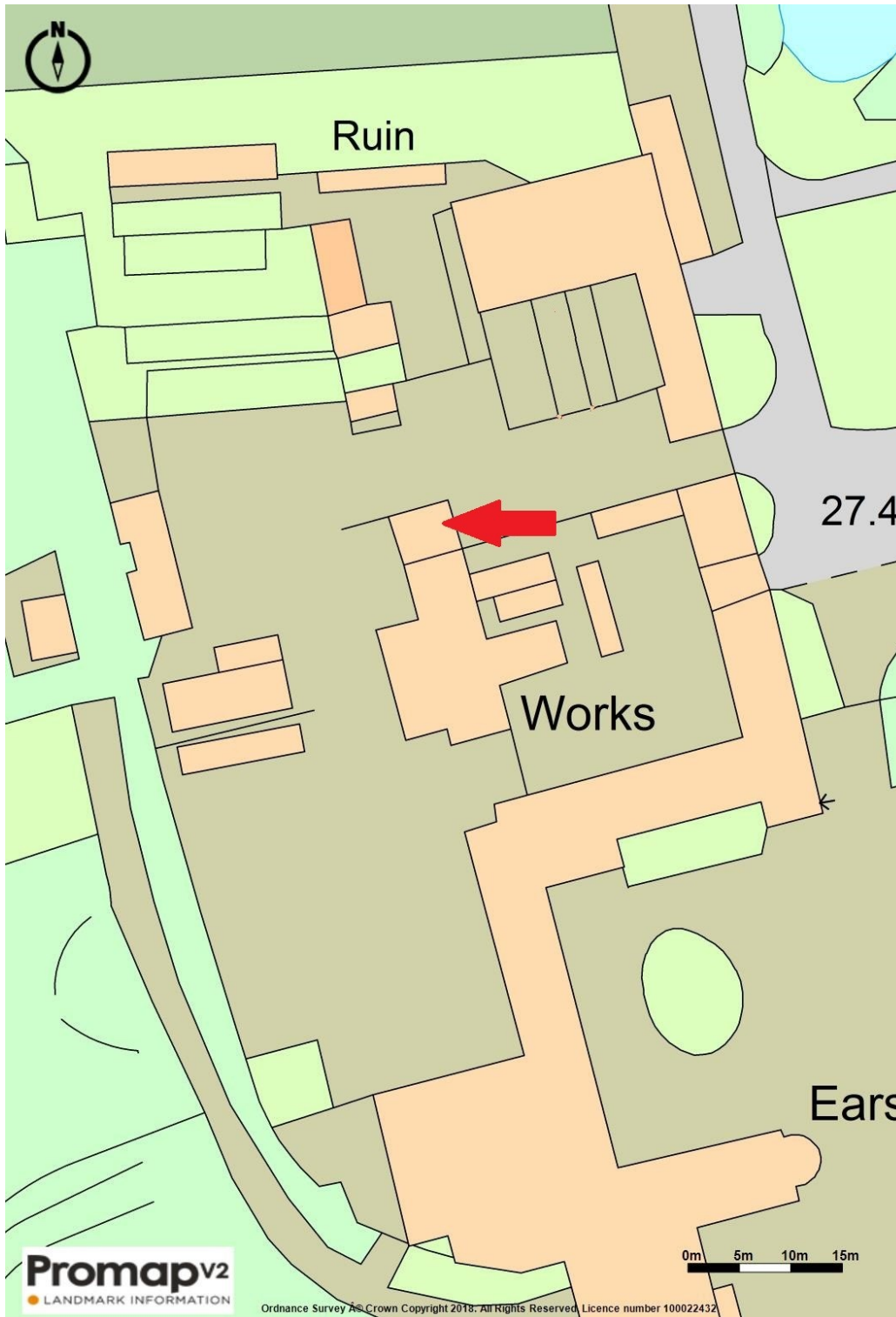
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IMPORTANT NOTICE:

Fennel, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fennel have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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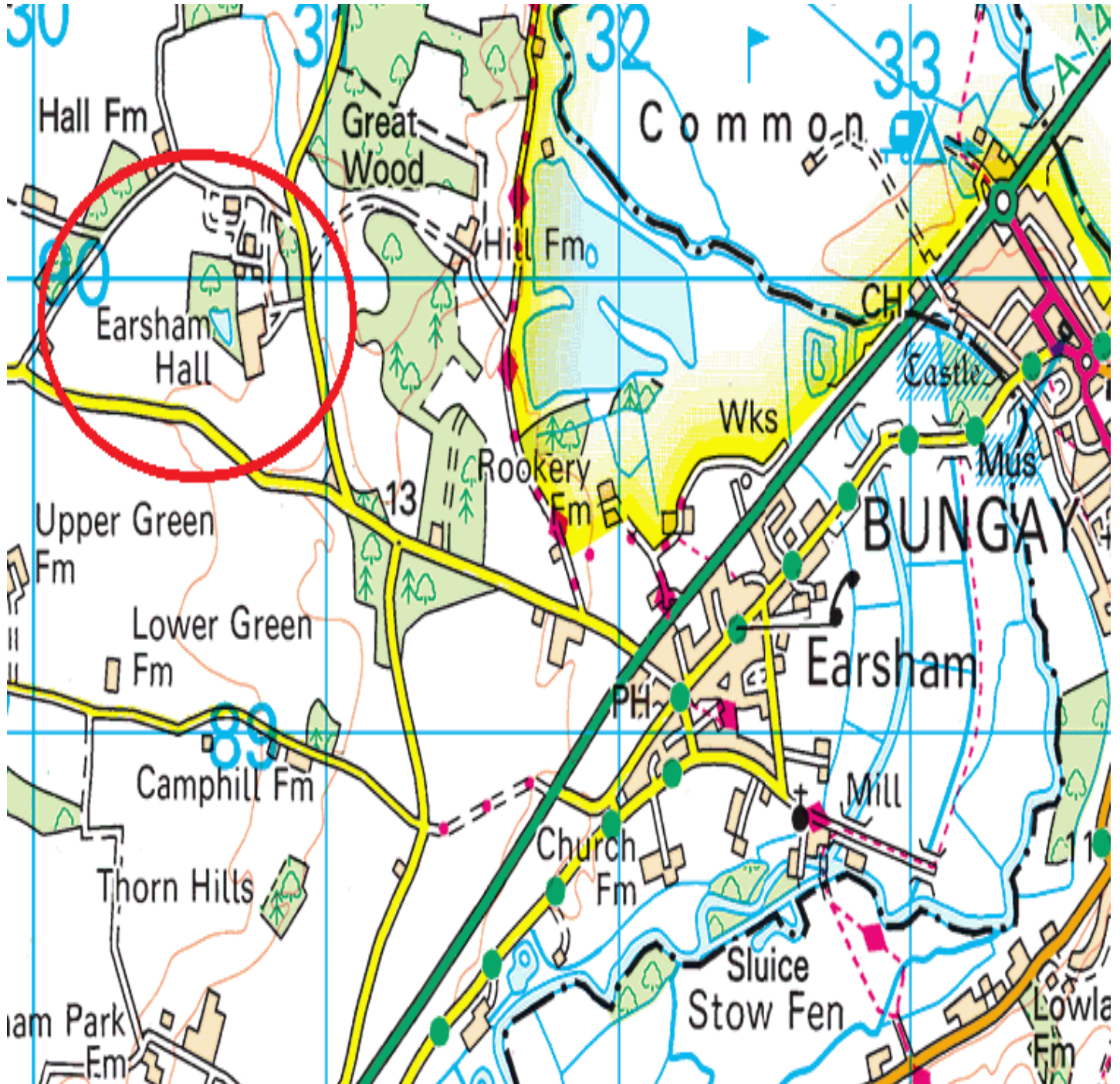
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