

# TO LET

Prominent location (suit a number of uses)

## HARLESTON

31 Redenhall Road, IP20 9HE



6 Market Place  
Halesworth  
SUFFOLK IP19 8BA

01986 872500

www.fennel.co.uk



### LOCATION

Harleston is a thriving market town which has an excellent range of shops including a supermarket, doctors, dentists and veterinary surgeries, schools, hotels, a number of restaurants and inns. The town is conveniently located adjacent the A143 bypass providing easy access west to the A140 approximately 8 miles away at Diss, and east to Lowestoft (22) miles. Norwich can be accessed 21 miles to the north, Ipswich 32 miles to the south and Bury St Edmunds, the A11 and the Midlands beyond to the west via the A14.

### RENT

The Landlord is seeking a rent of **£6,000pa** for an area of approximately 400sqft. There are 2 units of this size, however the Landlord would also consider letting the whole for **£10,000pa**.

### PROPERTY

The property has a total area of 78sqm (840sqft) and could be let as a whole or 2 units of approximately 400sqft each.

The unit is subdivided into a number of offices/suites however this can readily be opened up to provide more open plan space if required.

Office 1	16.10sqm	(173sqft)
Office 2	17.34sqm	(186sqft)
Office 3	6.36sqm	( 68sqft)
Workshop	23.71sqm	(255sqft)

### RATES

The current rateable value for 2023 is RV £9,100. South Norfolk Council.

**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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DEVELOPMENT  
SALES  
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ANALYSIS  
MANAGEMENT

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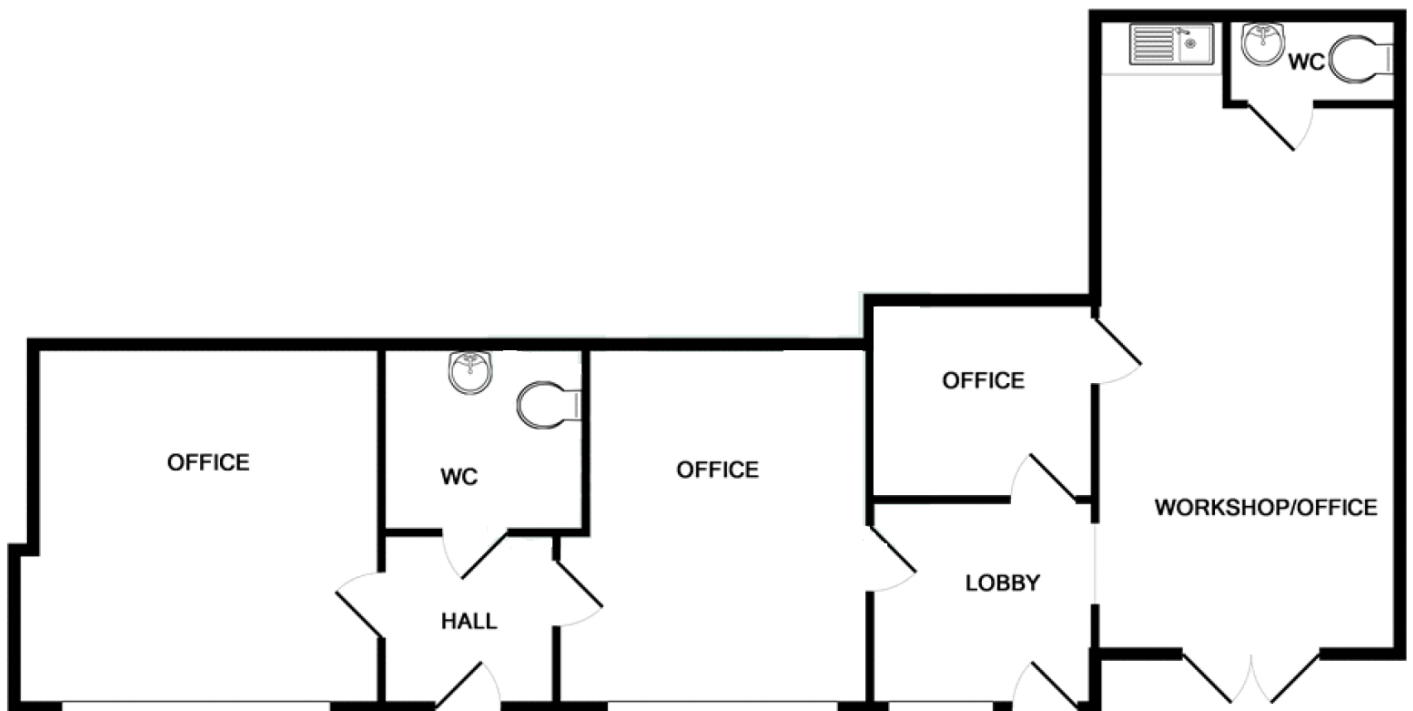
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### IMPORTANT NOTICE:

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.
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# FENNEL

CHARTERED SURVEYORS  
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