

# WAREHOUSE TO LET

## HALESWORTH

Warehouse 1, IP19 8QJ



6 Market Place  
Halesworth  
SUFFOLK IP19 8BA

**01986 872500**  
[www.fennel.co.uk](http://www.fennel.co.uk)



### LOCATION

Halesworth Business Centre is the main industrial estate at the northern side of Halesworth, on the A144 which leads to Bungay, and the A143 to Diss and Great Yarmouth. Norwich is 24 miles to the North, and Ipswich 31 miles to the South, with the main port of Felixstowe 36 miles to the South.

### DESCRIPTION

The Property is a large open plan steel portal framed building, with a 400kw electrical capacity. The eaves height is 7.67m, with a ridge height of 12m.

### RENT (may sell)

The Landlord is seeking a rent of **£120,000pax** for a new lease, terms to be negotiated. The Landlord may consider selling his freehold interest, POA.

### ACCOMMODATION

The property has the following approximate internal retail dimensions :

Warehouse	4,114sqm	44,286sqft
Office	205sqm	2,207sqft

### RATES

The property has a current Rateable Value of £90,750

### EPC

The property has a Band C rating.

### LEGAL COSTS

The Tenant is to pay all legal costs incurred in this transaction.

**VIEWING** Strictly by appointment through this office with:

Jonathan Carman MRICS  
01986 872034  
07973 235057  
[jonathan@fennel.co.uk](mailto:jonathan@fennel.co.uk)

Misrepresentation Act 1967: These details are believed to be correct, but cannot be guaranteed, and they are expressly excluded from any contract.  
Any price, rent or premium quoted is exclusive of VAT unless specifically otherwise stated.

Regulated by the RICS

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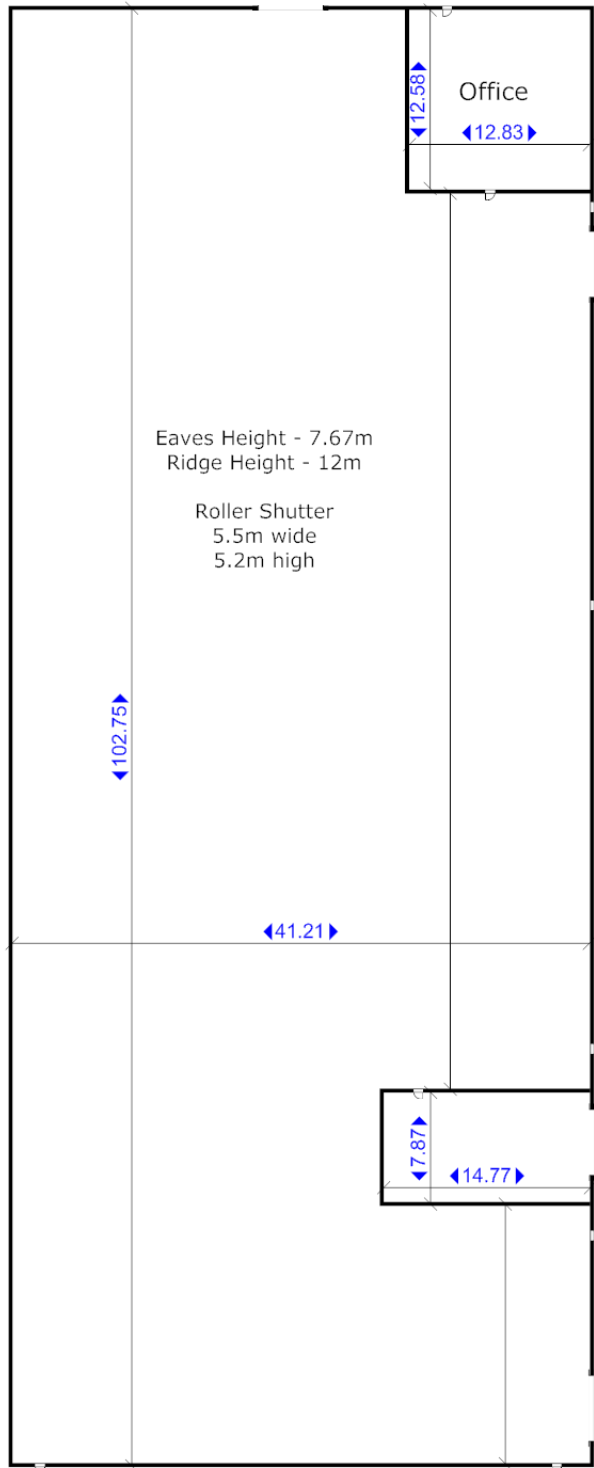
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**Warehouse 1  
Halesworth Business Centre  
Norwich Road  
HALESWORTH  
IP19 8QJ**

Warehouse - 4,114sqm (44,286sqft)  
Office - 205sqm (2,207sqft)  
Rateable Value - £90,750  
(inc. £14,750 for office)

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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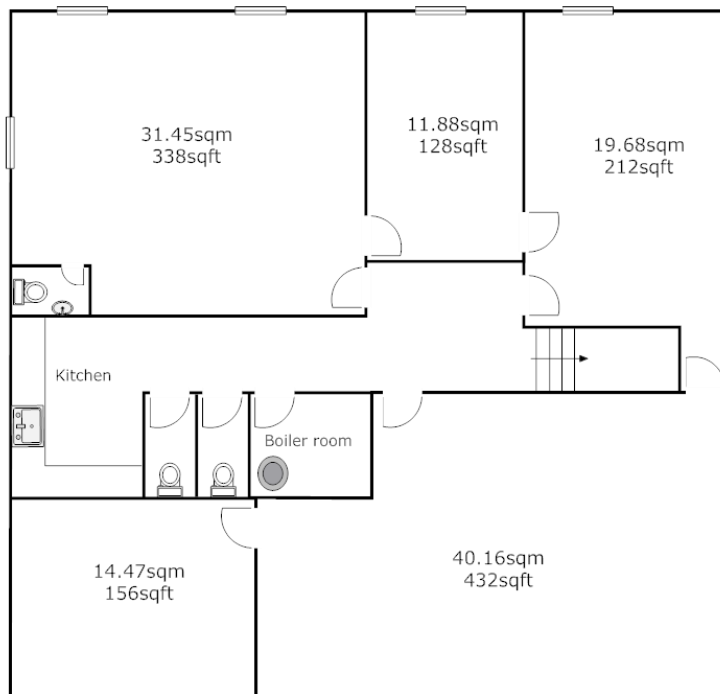
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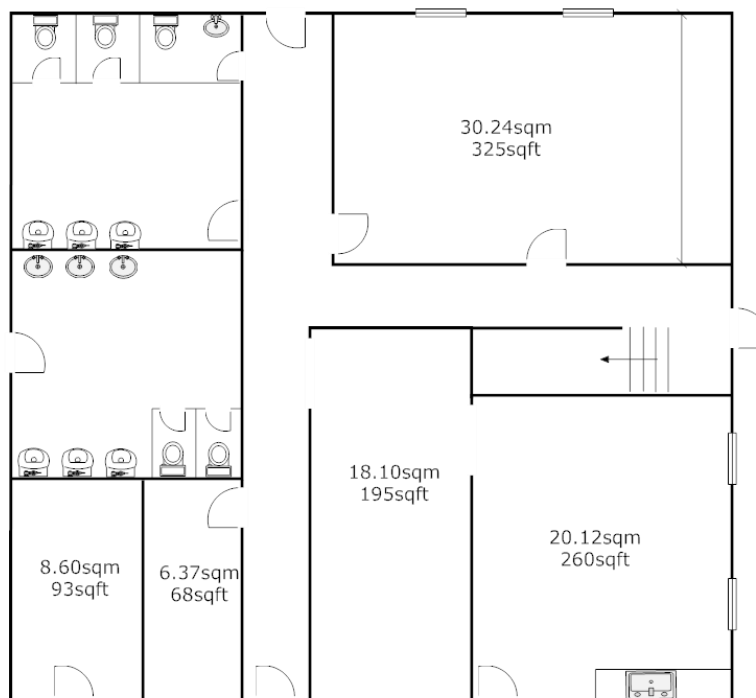
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FIRST FLOOR



GROUND FLOOR



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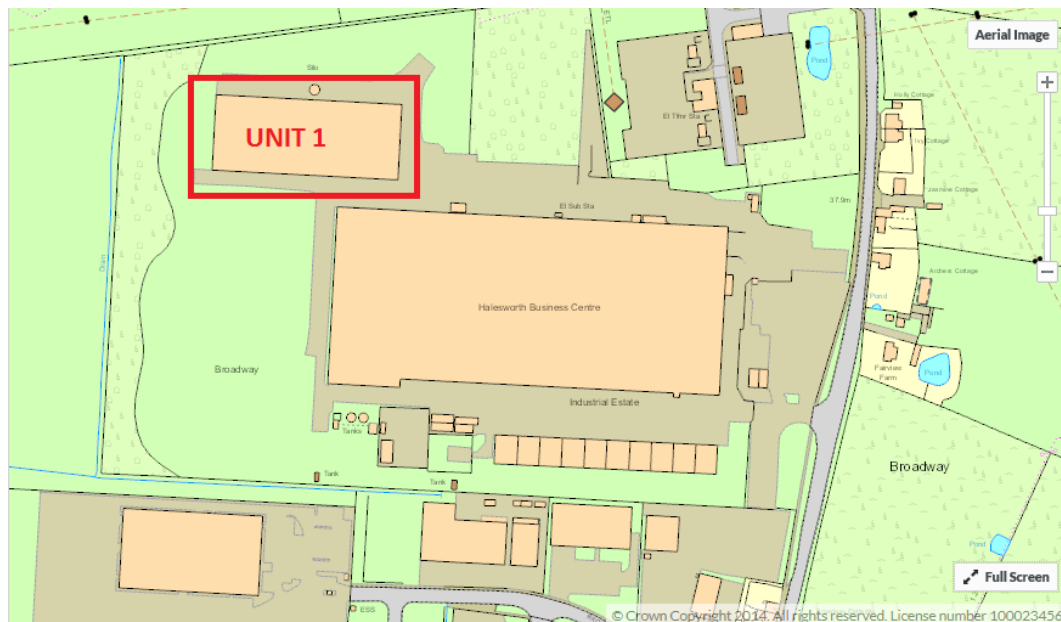
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