



AVAILABLE TO LET

Two High Quality New Offices in Attractive Setting

Moat View, Manor Farm, Church Road,
Battisford, Stowmarket, Suffolk, IP14 2HE

RENT (PER OFFICE)

£17,500

per annum exclusive

AVAILABLE AREA (PER OFFICE)

967 sq ft

[89.80 sq m]

IN BRIEF

- » Newly constructed, high specification
- » A Rated EPC - fitted with solar
- » Available for immediate occupation

LOCATION

Moat View is situated on the outskirts of the village of Battsford, approximately 3 miles to the west of Needham Market. Needham Market is served by the A14 dual carriageway which is within easy access and provides excellent road communication's to Ipswich Felixstowe, Cambridge and the Midlands. Needham Market train station is within 4 miles and provides a service to London (Liverpool Street) via Ipswich.

The property is accessed via a private shared driveway off Church Road.

DESCRIPTION

Moat View comprises two brand new, two storey contemporary designed self-contained offices of steel portal frame construction, with timber cladding to the elevations under a pitch slate roof. A large cantilever deck is fitted at ground floor to the rear, above the moat with views across the surrounding farmland.

Each unit is arranged to provide office accommodation over ground and first floor with ancillary accommodation including a kitchen, disabled WC and further WC. The offices are to benefit from solar, LED downlights, perimeter power & data points and carpet floor tiles.

Externally, the offices benefit from ample car parking.

ACCOMMODATION

[Approximate Net Internal Floor Areas Per Office]

Ground Floor

- » Office: 414 sq ft [38.43 sq m]
- » Kitchen: 70 sq ft [6.49 sq m]
- » Disabled WC: -- --

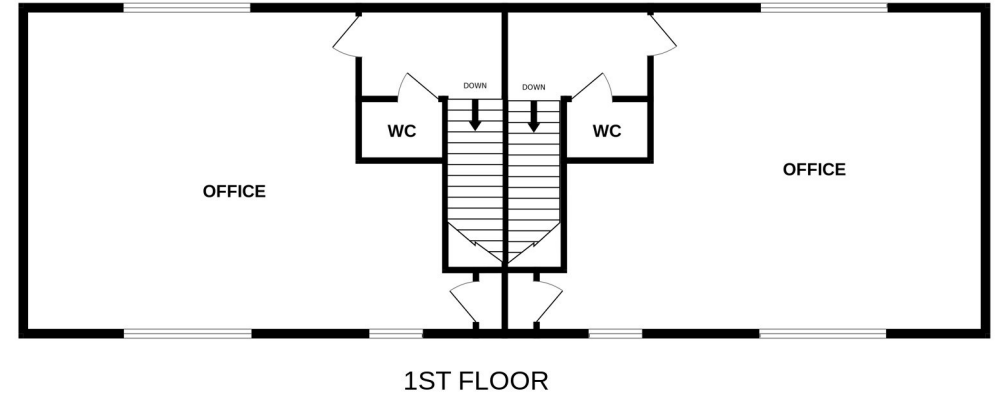
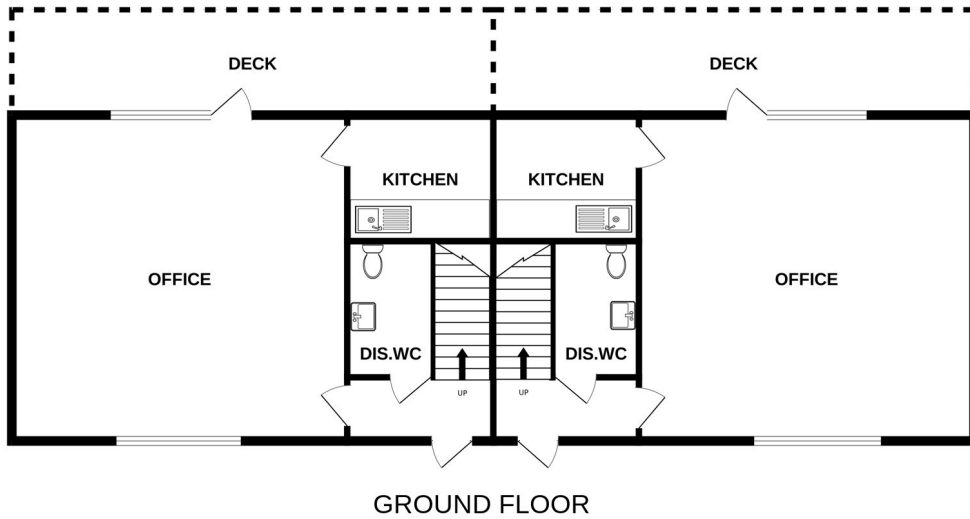
First Floor

- » Office: 475 sq ft [44.17 sq m]
- » Cupboard: 8 sq ft [0.70 sq m]
- » WC: -- --

» Total Net Internal Floor Area: 967 sq ft [89.80 sq m]

» Combined Total Net Internal Floor Area: 1,933 sq ft [179.56 sq m]





Floor Plan - Not To Be Relied Upon

BUSINESS RATES

To be assessed.

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

PLANNING

The property has planning permission for offices within Class E (g)(i) of the Town & County Planning (Use Classes) Order 1987 (as amended).

Alternative Class E uses including medical & health services, research & development, professional & financial, may suit the premises.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

SERVICES

It is understood the premises is connected to mains water, electricity and private drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

LOCAL AUTHORITY

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX.

Tel: 0300 1234000

ENERGY PERFORMANCE CERTIFICATE [EPC]

A Rated - 4570-0671-6853-4617-7976

TERMS

The offices are available to let on new full repairing and insuring business leases, upon terms to be agreed and at an initial rent of £17,500 per annum exclusive, per office.

Consideration will be given to letting the premises as a whole.

The rent is subject to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

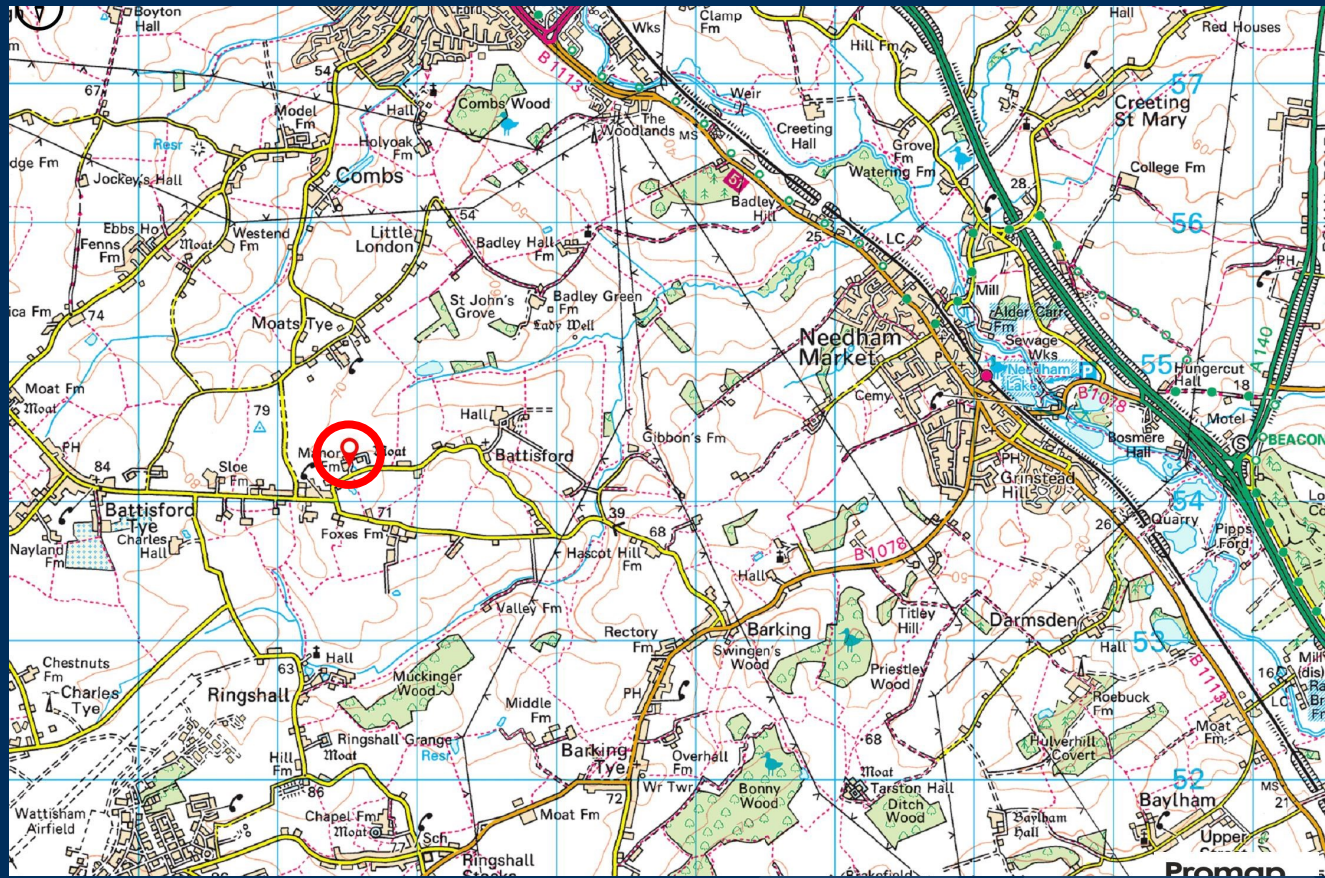
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Particulars created June 2024

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