

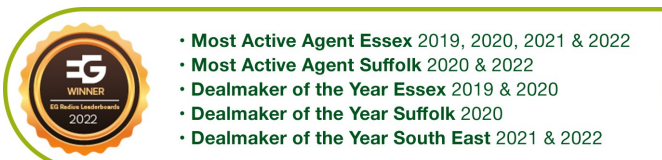
Former Coldstore, Manor Farm, Stutton, Ipswich, IP9 2TD



## To Let

- Two bay warehouse served by twin roller shutter doors
- GIA 10,747 sq ft (998 sq m)
- Rent £50,000 per annum exclusive
- Available for immediate occupation

## Modern B8 Warehouse



# Details

## Location

The village of Stutton is located approximately 8 miles south of Ipswich, 14 miles north of Colchester and 18 miles south west of Felixstowe.

In terms of road connectivity, the A14 is approximately 5 miles away providing direct connections with Felixstowe and the Midlands. The A12 is within 4.5 miles providing direct links to London.

## Description

Manor Farm comprises a number of agricultural storage units arranged upon a surfaced site and neighbouring Manor Farm Business Centre which consists of several office, workshop and storage units.

The former coldstore is located to the rear of the site and comprises a detached building of steel portal frame construction with insulated profile sheet cladding to the elevations and pitched roof. The unit is split into two bays, the left side is served by twin up and over shutter doors with the right side accessed via an internal connected shutter door.

The specification includes LED/sodium lighting, 3-phase power and perimeter power points.

Tenants will have access to the Manor Farm Business Centre WC facilities.

## Accommodation

The property provides the following approximate gross internal floor areas and dimensions:

Left Warehouse Bay	4,570 sq ft ( 424.59 sq m)
Right Warehouse Bay	6,177 sq ft ( 573.84 sq m)
Total Gross Internal Floor Area	10,747 sq ft ( 998.43 sq m)

Eaves height:	6.45 m
Apex height:	8.63 m

### Twin Up & Over Shutter Doors

Width: 5.50 m | Height: 5.99 m

### Interconnecting Shutter Door

Width: 4.50 m | Height: 5.96 m

## Services

The premises are connected to mains water and electricity.

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 of those serving the property including IT and telecommunication links.

## Business Rates

To be assessed.

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

## Planning

The property has permission for Class B8 Storage and Distribution.

The permitted hours of use (including deliveries and collections to and from the unit) are between 08:00 -18:00 Monday to Saturday. No use is allowed on Sundays or Public Holidays.

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

## Local Authority

Babergh and Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2DX

T: 0300 1234000

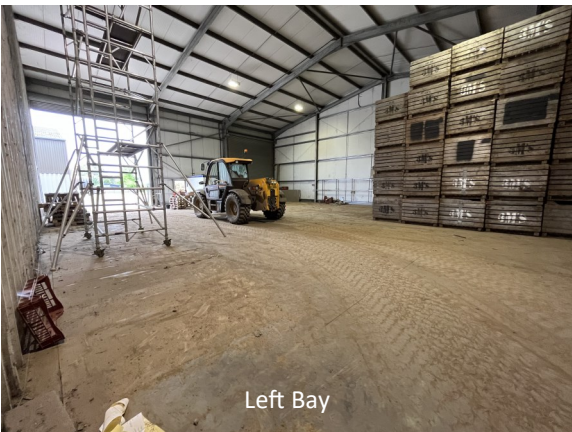
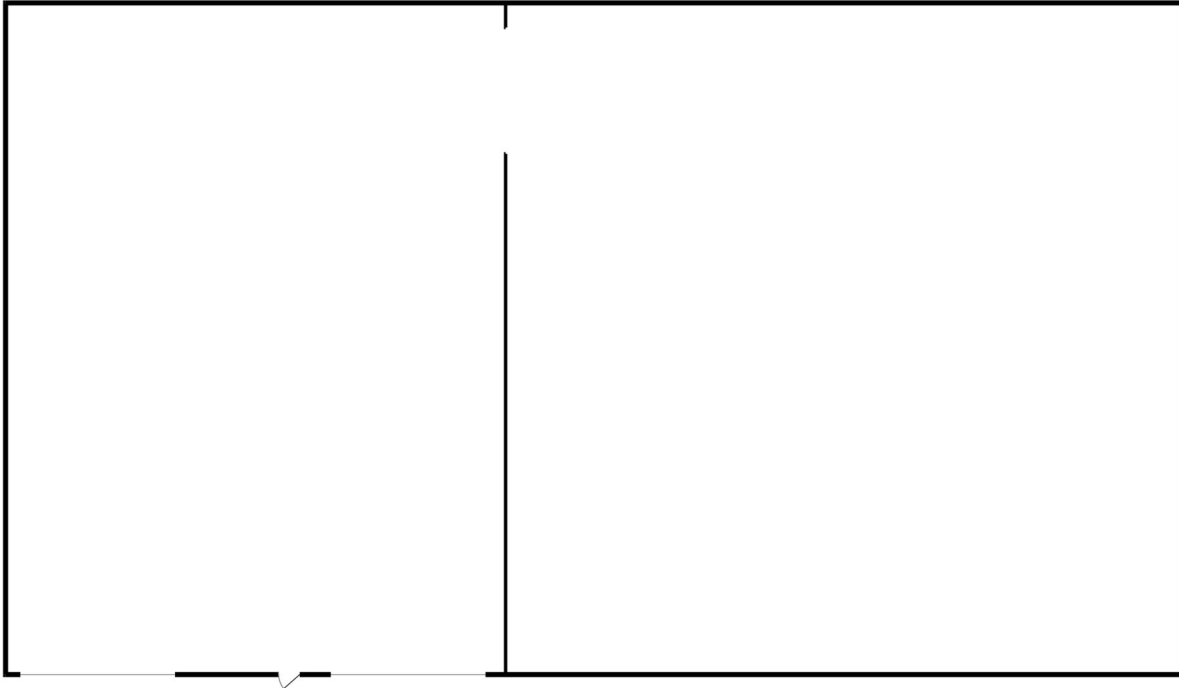
## Terms

The property is available on a new full repairing and insuring business lease upon terms to be agreed at an initial rent of £50,000 per annum exclusive.

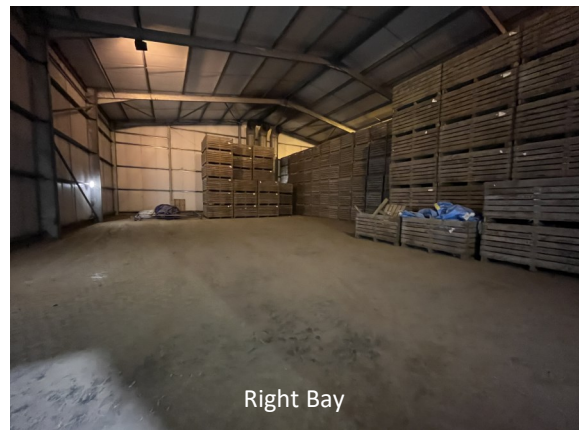
## Legal Costs

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

## FLOOR PLAN - NOT TO SCALE



Left Bay



Right Bay

### Particulars

Property details prepared in January 2024.

### Energy Performance Certificate

N/A

### Viewing

Strictly by prior appointment with the sole agents:

### Fenn Wright

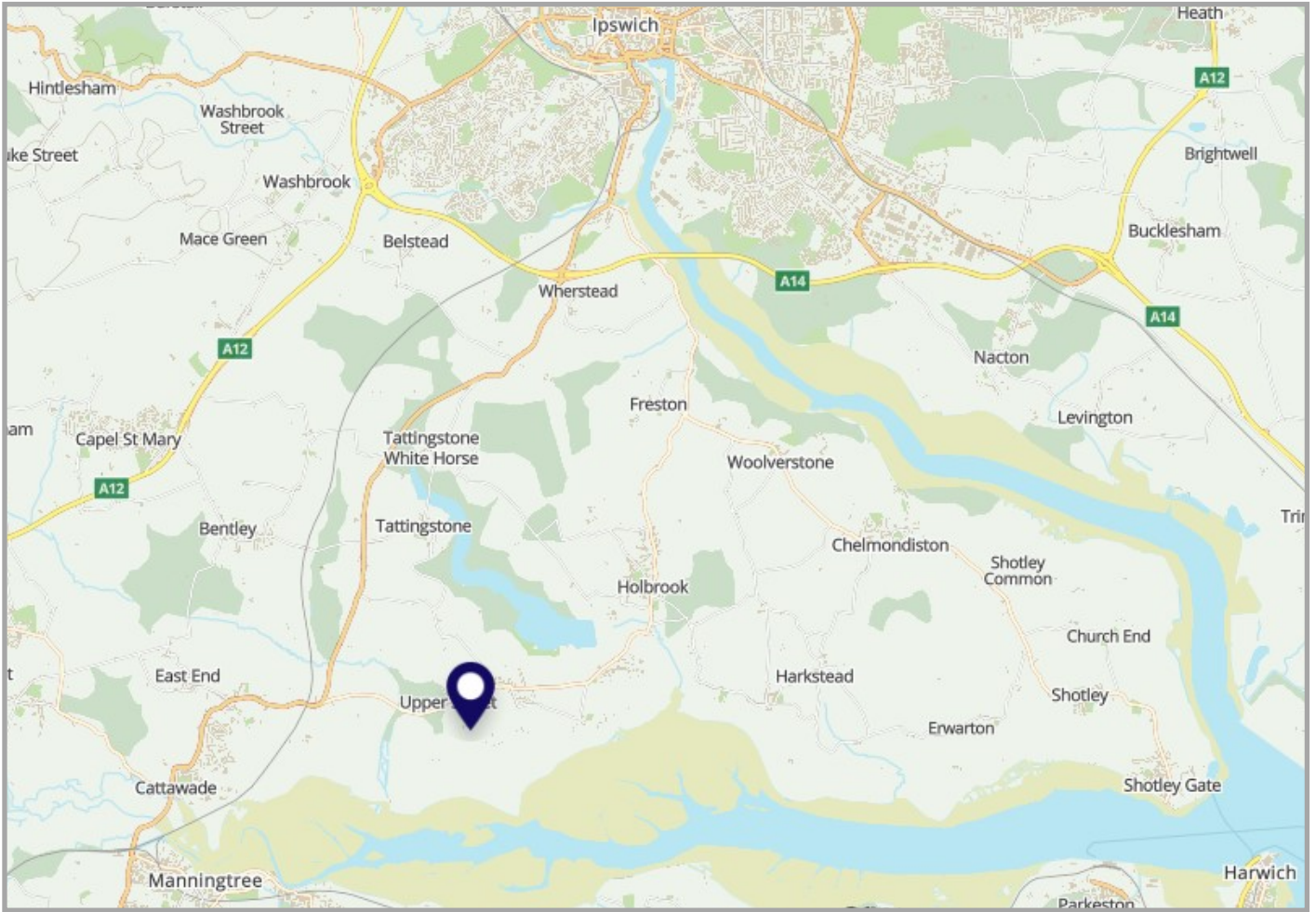
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

**fennwright.co.uk**

Contact **Hamish Stone**

[hws@fennwright.co.uk](mailto:hws@fennwright.co.uk)



For further information call

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