

OFFICE SUITES WITHIN HADLEIGH TOWN CENTRE CHOICE OF FIRST & SECOND FLOOR OFFICES WITH KITCHEN & CLOAKROOM FACILITIES



FIRST FLOOR OFFICE SUITE 206 Sq Ft
SECOND FLOOR OFFICE SUITE 316 Sq Ft

59 High Street
Hadleigh, Suffolk IP7 5DY

100% SMALL BUSINESS RATE RELIEF AVAILABLE

TO LET ON A NEW LEASE
AVAILABLE AS A WHOLE OR 2 SEPARATE LEASES

FIRST FLOOR - £2,640 per annum exclusive
SECOND FLOOR £2,500 per annum exclusive

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The premises occupy a central position in Hadleigh High Street, near to the Church Street junction and not far from the public carpark. Nearby occupiers include Greggs and The Co-op together with a wide variety of independent speciality retailers and eateries. Jasmine Chinese takeaway and Sweet Memories sweetshop are immediate neighbours.

Hadleigh itself is a thriving and expanding market town with a population of around 10,000 having seen considerable new residential and commercial development in recent years. The town is situated some 10 miles west of Ipswich, 15 miles north of Colchester and some 13 miles from Sudbury.

DESCRIPTION

The property comprises first and second floor office suites forming part of a period building which is Listed as being of architectural or historical interest Grade II. Each floor provides independent kitchen and wc facilities and heating is by way of electric storage heaters. The first and second floor suites were previously occupied by a firm of solicitors but are now available separately or together. Please note that all areas and dimensions are approximate:

A shared entrance door leads to the Entrance Hall, with stairs rising to:

First Floor	Office 1:	13'10" x 11'9"	
	Office 2:	7'2" x 7'2"	providing 206 sq ft
	Small Kitchen & Cloakroom		

First Floor Landing, stairs rising to:

Second Floor	Office:	30'2" x 13'9" max. (Restricted head height)	providing 316 sq ft
	Small Kitchen & Cloakroom		

RENT	First Floor Offices - £2,640.00 per annum exclusive
	Second Floor Office - £2,500.00 per annum exclusive

SERVICE CHARGE

A Service Charge will be levied in respect of electricity and repairs to the common areas. Previous combined SC expense for the first and second floor was £1,000 per annum.

TERMS

The office suites are available on a new lease on terms to be agreed.

RATEABLE VALUE

Currently the offices are rated together, the first and second floor having a combined Rateable Value of £4,050. Qualifying applicants would therefore benefit from **100% SMALL BUSINESS RATE RELIEF.**

EPC

First Floor rating E valid until 3.6.28
Second Floor rating E valid until 12.7.28

Viewing strictly by confirmed prior appointment with the agents:
Birchall Steel Ltd – 01787 883 888 or
Joint Agent – Frost & Partners 01473 – 823 456