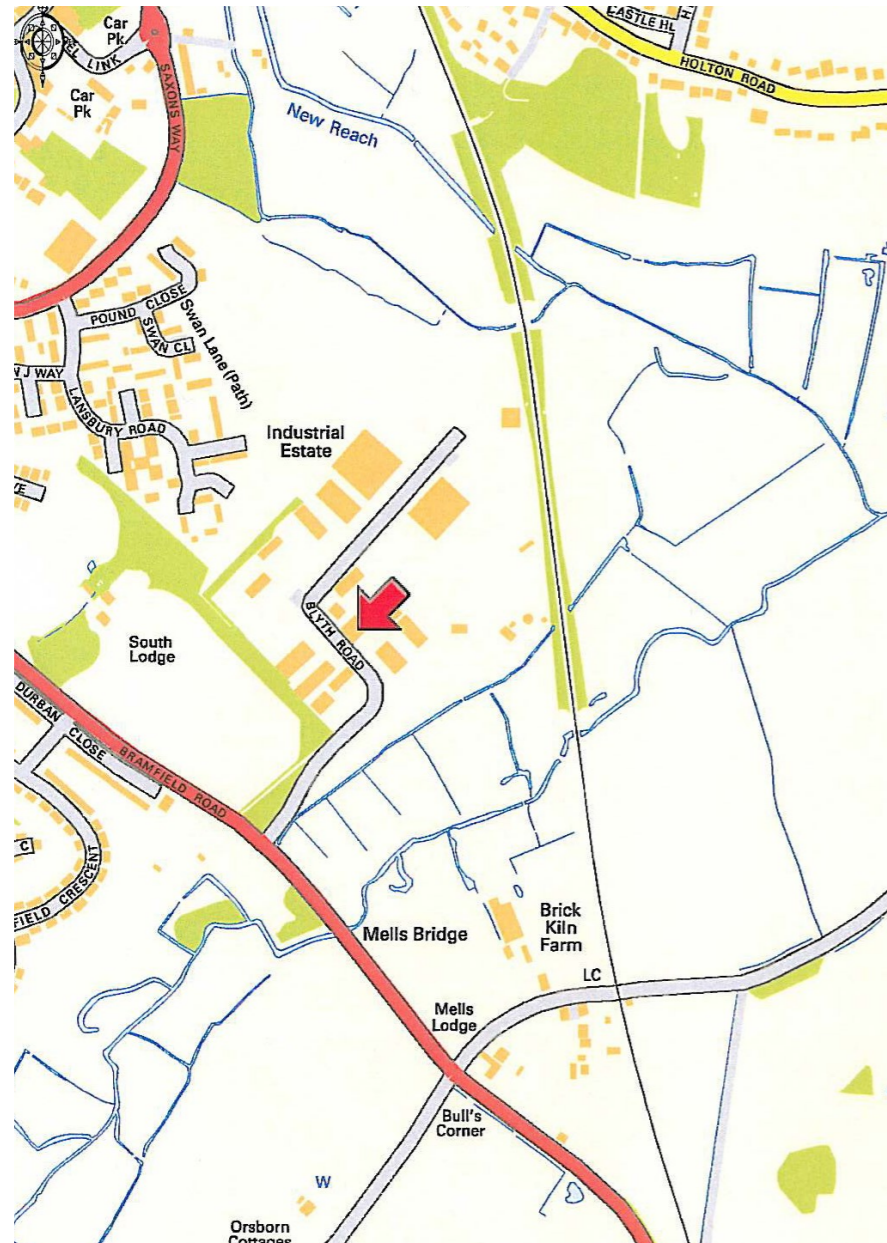


**Directions**

For those using the What3Words app: [///drive.snowstorm.punchy](https://www.what3words.com/drive/snowstorm.punchy)



*A modern business unit on this popular industrial estate on the outskirts of Halesworth, close to the A12, available immediately.*

**TO LET**  
**£15,000 PAX + VAT**  
 Ref: B005D

Unit 4B  
 Blyth Road  
 Industrial Estate  
 Halesworth  
 Suffolk IP19 8EN



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A modern warehouse with a small office and roller shutter door.

Available for Assignment, subletting or on a new lease on terms to be agreed.

**Contact Us**

 Clarke and Simpson  
 Well Close Square  
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 Suffolk IP13 9DU  
 T: 01728 724200

*And The London Office*  
 40 St James' Place  
 London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)



### Location

The Blyth Road Industrial Estate lies on the southern outskirts of Halesworth which is a well served market town just 4 miles from the A12 trunk road linking Great Yarmouth to the north and Ipswich and London to the south. Lowestoft is about 15 miles to the south-west and the popular traditional seaside town of Southwold is 7 miles to the west. Halesworth has a pedestrianised shopping centre and a railway station with services via the East Suffolk Ipswich-Lowestoft railway line to Ipswich and onto London's Liverpool Street Station.

### Description

Blyth Road provides a mix of quasi-retail and commercial users and is the most modern commercial base in the town. The property adjoins Eurocell and is close to Kerslake Construction.

The premises comprise a modern steel frame and brickblock unit with profile steel clad upper parts with clear space 11' (3.35m) to eaves, and external parking and loading via up and over door. The property has been used for catering/food preparation uses and has 3 phase electricity.

### The Accommodation

The Accommodation is open plan and extends to around 183sqm (1,971 sq ft). Gross internal floor area.

### Services

The property is served by mains water and drainage. There is also three phase electricity provided. There is a repair and maintenance contribution of 12.5% in addition to the guide rental.

### Planning

The property has approval for Classes B1, B2 or B8 Other uses may be suitable subject to checking with East Suffolk Council.

### VAT

VAT is payable on the rent.

### Business Rates

Rateable Value £6,700

Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Further information available from East Suffolk Council.

### Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;

Tel: 0333 016 2000

### Terms

Offered for Assignment or To Let on a new Landlord's Business lease for a term to be agreed with the Tenant only being responsible for internal and non-structural repairs. The exterior and site is maintained by the Landlord's maintenance company.

There is an annual contribution to buildings insurance and a 'one off' payment of £250.00 + VAT as a legal cost contribution.

### Viewing

Strictly by prior appointment with the agent.

### EPC

Rating = B (47)



Photos taken in 2010

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*February 2024*