

*A rare opportunity to rent a substantial headquarters office building with workshop and further storage located on the outskirts of Hadleigh.*

TO LET  
£32,500 PAX  
Ref: B158/JG

Offices at  
Wolves Farm  
Wolves Farm Lane  
Hadleigh  
Suffolk  
IP7 6BH



A substantial commercial premises comprising a large office building of 5326sqft, separate workshop of 817sqft and port-a-cabin of 892sqft for further office or storage space.

Located just outside Hadleigh with ample on-site parking.

Available from July 2024

Contact Us



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

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

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## **Location**

The premises is situated in a rural, yet not isolated position just outside Hadleigh 1/2 a mile from the A1071. Hadleigh is a popular market town in South Suffolk, located 9 miles west of Ipswich, 17 miles north of Colchester and 25 miles south-east of Bury St. Edmunds.

## **Description**

The offices at Wolves Farm provide a unique and interesting opportunity to rent a substantial complex of office, workshop and storage accommodation located just outside of Hadleigh. In total, the premises offers **653sqm (7035sqft)** of accommodation across three buildings. In addition to the extensive internal space, the property also has two car parking areas.

The premises would ideally suit Tenants looking for a mix of office, workshop/warehouse and storage space.

The buildings are as follows:-

### *Office Building*

A smart office building complete with reception, board/meeting room, kitchen, 10 individual ground floor offices, printing room, server room, toilet facilities and extensive open plan offices to the first floor. The offices are very well presented and offer the perfect mix of private offices and collaboration space. **495sqm (5326sqft)**.

### *Workshop*

A detached workshop/warehouse with a main open workshop area and two additional stores. Max height to ridge: 3.85m, with roller shutter door of 3.47m wide x 3.17m high. Outside wc to rear. **76sqm (817sqft)**.

### *Port-a-cabin Offices*

A port-a-cabin providing further office or storage space. **83sqm (892sqft)**

## **Terms**

The premises are available to rent on a new lease with a minimum term of 5 years at an annual rent of £32,500 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be on the basis of full repairing and insuring obligations. A deposit will be held by the Landlord equivalent to three months rent.

## **Services**

We understand mains water and electricity are connected to the site with foul drainage discharged via a treatment plant. Heating for the office building is via an oil fired boiler.

We have not undertaken any detailed investigations in relation to the availability and capacity of services and prospective purchasers should satisfy themselves in this regard.

## **EPC**

Rating = C (69)

## **Rateable Value**

£17,750

## **Viewing**

Strictly by appointment with Clarke and Simpson.

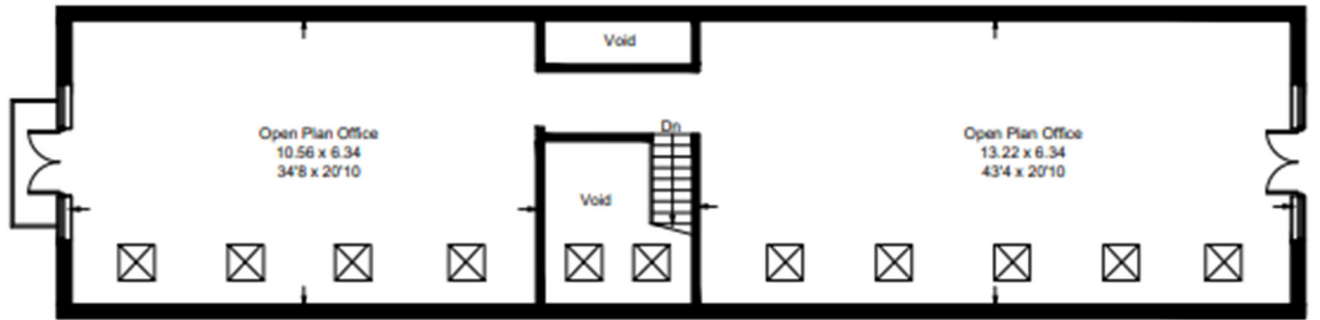
## **Local Authority**

Babergh District Council.

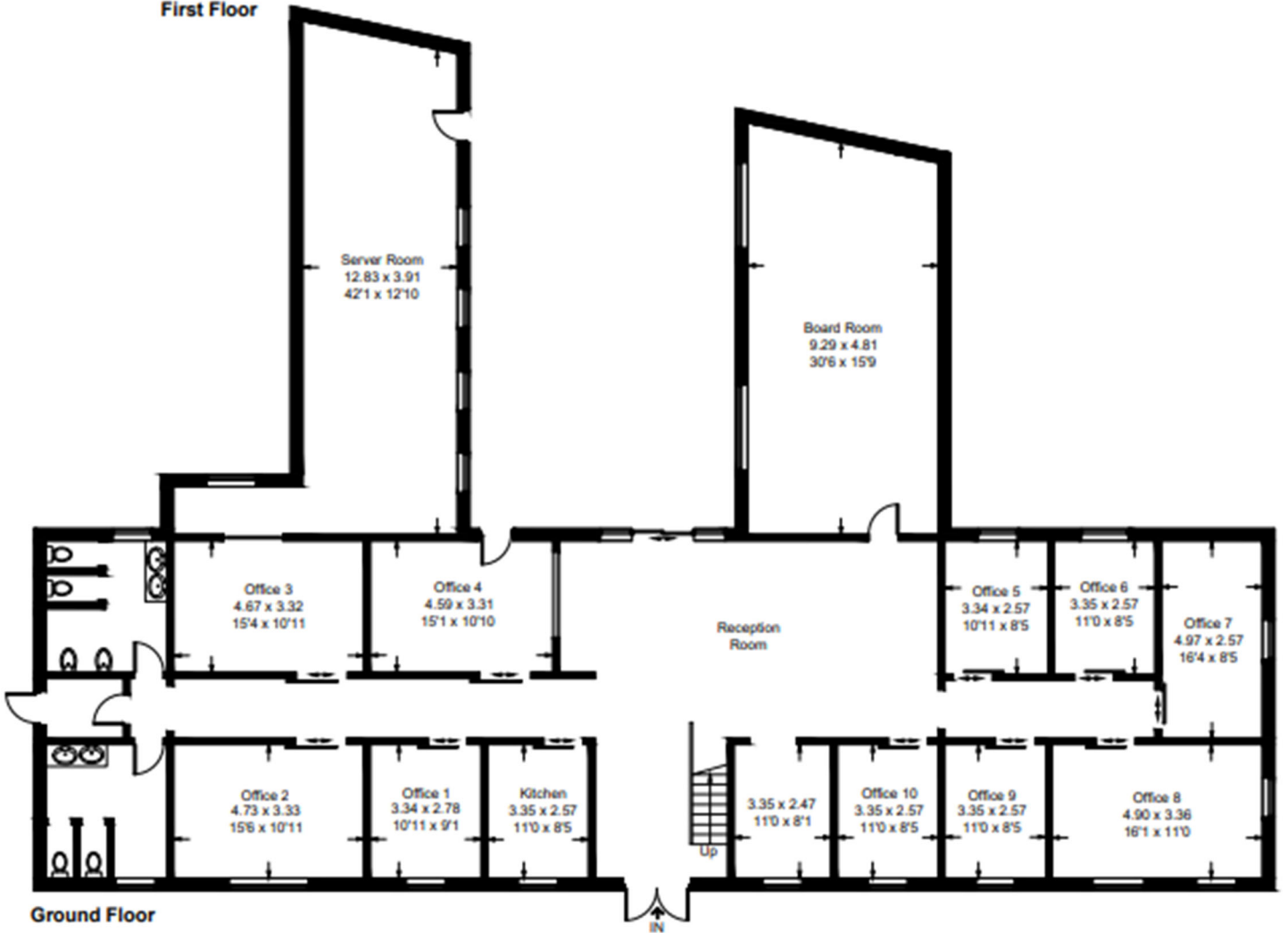




## Floorplans - Indicative Only



First Floor

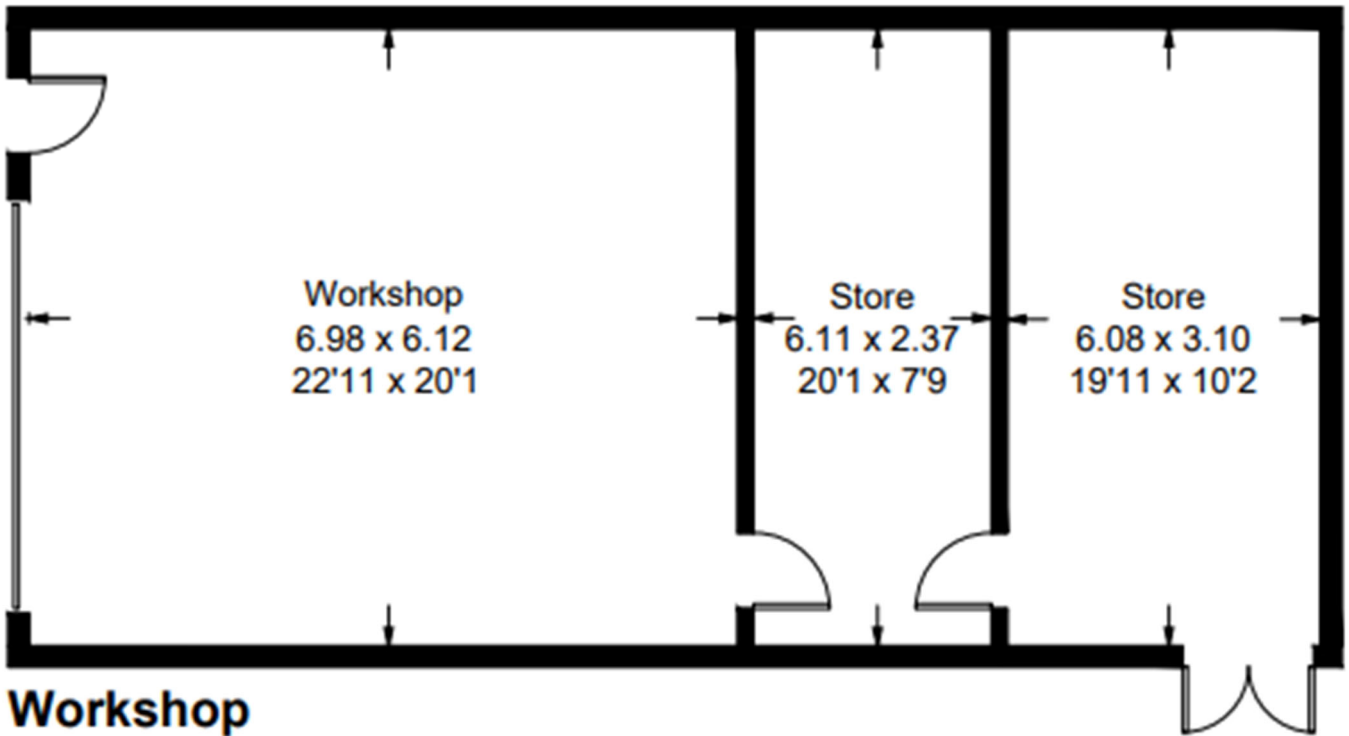


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076085)

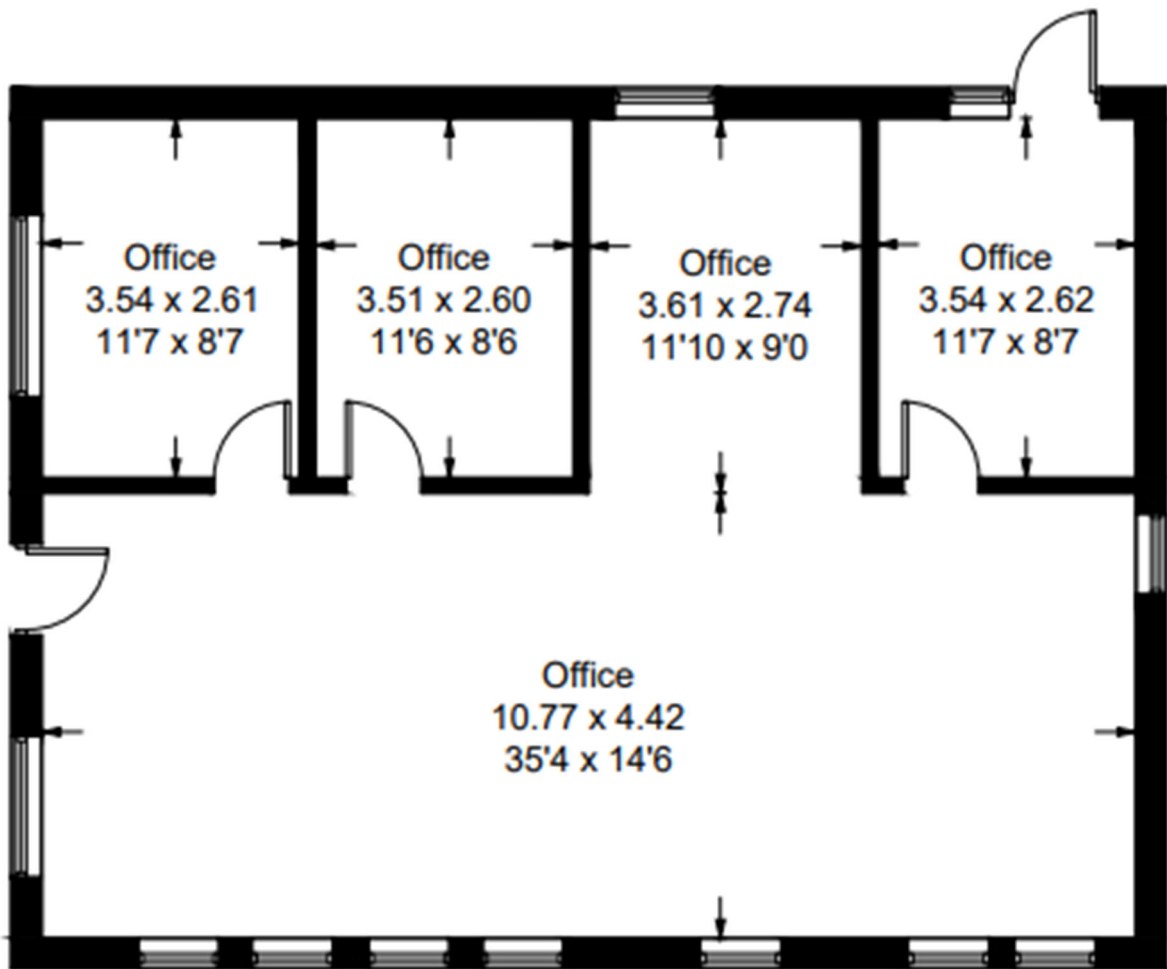


Floorplans - Indicative Only



**Workshop**

(Not Shown In Actual Location / Orientation)



**Port - A - Cabin**

(Not Shown In Actual Location / Orientation)







## Site Plan - Indicative Only



### 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.

*May 2024*

## Directions

From Hadleigh town centre, proceed out of the town via B1070. Upon reaching the round-a-bout junction with the Ipswich Road, turn right towards Ipswich on the A1071. After less than 1/4 of a mile, turn left onto Wolves Farm Lane and follow this road for approximately half a mile, where the premises will be found on the left hand side.

For those using the What3Words app: [///ooze.bagpipes.fell](https://www.what3words.com/ooze.bagpipes.fell)



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