

A rarely available, purpose built industrial unit on the well established Lion Barn Industrial Estate.

TO LET
£11,000 PAX
Ref: B012C

Unit 4, Plot 9
Lion Barn Industrial Estate
Needham Market
Suffolk
IP6 8NZ



A modern and fully refurbished unit on the outskirts of Needham Market, close to the A14.

Available on a new lease on terms to be agreed.

Contact Us



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Location

The property is located on a well established industrial estate on the outskirts of the town of Needham Market which benefits from access to the A14 at both junctions 50 at Stowmarket to the west and junction 52, Great Blakenham/Claydon to the east.

Description

A purpose built industrial unit that has been fully refurbished with replacement roller shutter door and onsite car parking.

The Accommodation

Gross internal area of 110 sqm (1,184 sq ft) incorporating entrance lobby and office.

Up to 5 car parking spaces are provided with the unit.

Terms

To let for a term to be agreed on a new Full Repairing and Insuring Lease, at a rent of £11,000 pax. New lease by negotiation. A rent deposit and legal fee deposit may be required.

Service Charge/Insurance

There is no service charge payable.

The tenant will be responsible for reimbursing the Landlord's buildings insurance premium which is payable annually.

Services

The property is served by mains water and electricity.

Business Rates

Rateable Value 2023 - £8,200

Qualifying occupiers may be eligible for small business rates relief.

Further details can be obtained from Mid Suffolk Council.

VAT

To be advised.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

Local Authority

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

Tel: 0300 1234000

EPC

Rating = C (58). A full copy of the EPC is available on request.

Viewing

By prior appointment through sole agents Clarke & Simpson.

Tel: 01728 724200; email@clarkeandsimpson.co.uk.



NOTES

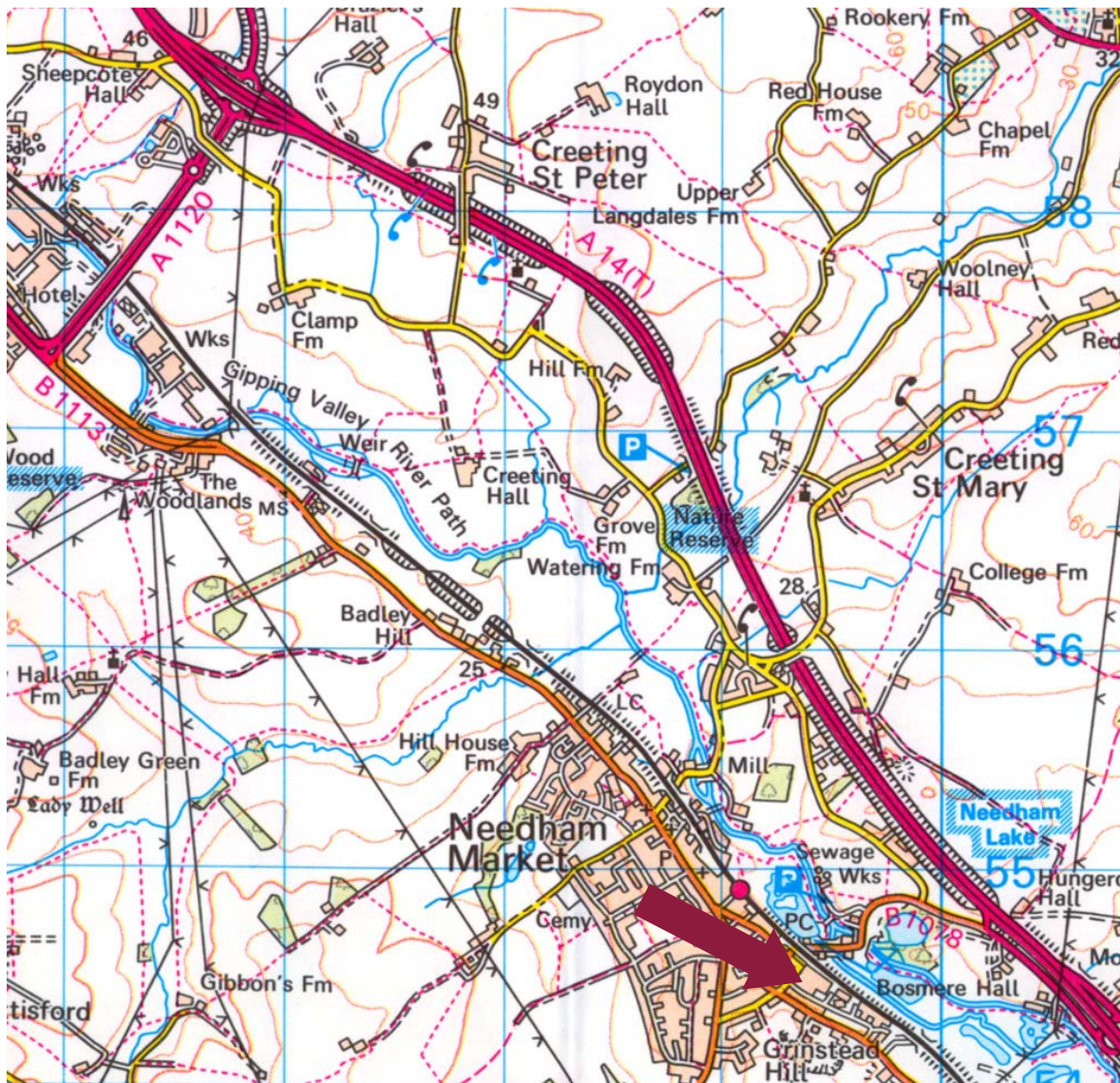
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2024

Directions

For those using the What3Words app: [///puppets.branched.pheasants](https://www.what3words.com/puppets.branched.pheasants)



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If so, our Auction Centre would be pleased to assist — please call 01728 746323.