

*A well appointed, detached  
workshop/office premises of 281sqm  
in Henley, 6 miles to the north of  
Ipswich*

**TO LET**  
**£17,400+VAT PA**  
Ref: P5583/JG

Unit 4  
Hill Farm Barns  
Henley  
Ipswich  
IP6 0SA



A converted barn, which now provides office/workshop space of 281sqm (3020sq.ft) in the rural village of Henley, 6 miles to the North of Ipswich.

The property comprises one main barn which has open plan workspaces, two offices and welfare facilities with allocated parking adjoining the unit.

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 occupy a prominent position within the Hill Farm Barns Industrial Park; a small, modern commercial development in Henley, just to the north of Ipswich.

Henley is ideally located for easy access to Ipswich, which is just 6 miles to the south. Ipswich has all the necessary shops, businesses and leisure activities required as well as a railway station with trains to Norwich and London's Liverpool Street station.

The property is convenient for the A12 and A14 making it an ideal location for commuting into Ipswich or to the north and south of the County. Henley itself is a rural village benefitting from a pub, the Cross Keys, a primary school, farm shop and community centre. The nearby village of Coddenham has a village shop and further public house. The well renowned butcher's shop of Swiss Farm is about ½ mile from the property.

## Description

Hill Farm Barns were converted approximately 25 years ago to provide modern and flexible office accommodation in a semi-rural location in Henley, just to the north of Ipswich and in close proximity to the A14.

Unit 4 is situated to the rear of the estate and comprises a detached single span workshop/office building extending to 281sqm (3020sq.ft). The majority of the accommodation is open-plan workshop space, with two offices and welfare facilities comprising 3 cloakrooms and a kitchen.

The unit has a roller shutter door for vehicular access with the door measuring 3.10m wide x 2.66m high. The unit has a minimum height clearance of 3.07m to the apex.

The accommodation comprises:-

Workshop	237	2543
Office	22	234
Facilities	23	243
	<b>281</b>	<b>3,020</b>

## Terms

Effectively a new repairing and insuring lease for a term of 3 years minimum.

The Tenant is responsible for rent, rates and electricity whilst the Landlord is responsible for providing water and drainage together with maintaining the fabric and exterior of the building and maintaining the common areas. VAT is charged on the rent.

## Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

## Services

Electricity and mains water are connected to the property. The workshop is heated by a Wilms hot air space heater.

## Rateable Value

£7,900. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

## Legal Costs

Each party to be responsible for their own legal costs.

## Local Authority

Mid Suffolk District Council.

## EPC

To be confirmed.

## Viewing

By appointment with Clarke and Simpson.



## 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.

*June 2024*

## Directions

Proceeding north out of Ipswich on the Henley Road, continue into the village, turning right on to the Ashbocking Road where signposted. Proceed along this road for about 1 miles and Hill Farm Barns will be found on the left hand side.

For those using the What3Words app: [///encourage.sound-stars](https://www.what3words.com/encourage-sound-stars)



Need to sell or buy furniture?

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