

01284 702655

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OFFICES - TO LET

Eddisons

Incorporating Barker Storey Matthews



**STEVENS HOUSE, 17 STATION ROAD WEST,
STOWMARKET, SUFFOLK IP14 1EF**

Rent: £10 per sq. ft per annum

- Modern converted building
- Suitable for offices/training uses
- Prominent location
- Close to the town centre

Size: 48.86 – 195.46sq. m

(526 – 2,104sq. ft) NIA

LOCATION

Stowmarket is a popular market town in the Mid Suffolk area along the A14 which provides excellent access to both Ipswich approximately 15 miles, Bury St Edmunds approximately 16 miles and Cambridge. The offices are located on Station Road West, within walking distance of the town centre, public car parks and railway station which benefits from a direct line into London Liverpool Street.

DESCRIPTION

Modern multi-let office building located close to the town centre, public car parks and rail links. Suitable for B1 office use or D1 training. The suites are available due to relocation of a single occupier, suites are to be decorated and carpeted. There is an intercom system, gas central heating, perimeter trunking and suspended ceiling with Cat 2 lighting. The suites are available together or possibly individually for a term to be agreed.

SERVICES

Mains electricity and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

ACCOMMODATION

F3 & F4	87.6sq m	943sq ft
S1	59sq m	635sq ft
S2	48.86sq m	526sq ft
Total:	195.46sq m	2,104sq ft

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

BUSINESS RATES

From enquiries made of the Valuation Office Website the available suites are assessed as follows: F3/F4: £8,000 S1: £5,700, S2: £5,600 (2023 assessments).

For the year commencing 1 April 2023, rates will normally be charged at 51.2p in the pound over £51,000 RV and 49.9p under £51,000 RV. However, the amount may be affected by transitional adjustments or small business rates relief and could be higher or lower - interested parties are advised to check with the local Council. Where the RV falls below £12,000, we can confirm that there should be no rates payable during 2023/24 for a UK registered business for which this will be its only occupied commercial premises.

RENT

The rent is £10 per square foot per annum exclusive of VAT, service charge, insurance and all other outgoings. We understand that VAT will be charged on the rent. Consideration will also be given to letting suites in combinations.

LEGAL COSTS

Each party to bear their own legal costs. The incoming tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards upkeep of common areas, utilities and insurance. The current service charge rate is £3.60 per sq. ft. Further details available from the agents.

EPC

The property has an EPC of C (70). A copy of the EPC is available on our website.

PLANNING

The premises have consent for class E (formerly B1 & D1) uses however interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

LEASE TERMS

The suites are available by way of a new lease for a term to be agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating **Barker Storey Matthews**
Davies House
4 Hillside Road
Bury St Edmunds
Suffolk
IP32 7EA

Contact: Steven Mudd or Simon Burton
steven.mudd@eddisons.com or simon.burton@eddisons.com
(01284) 702655

Ref: 114853

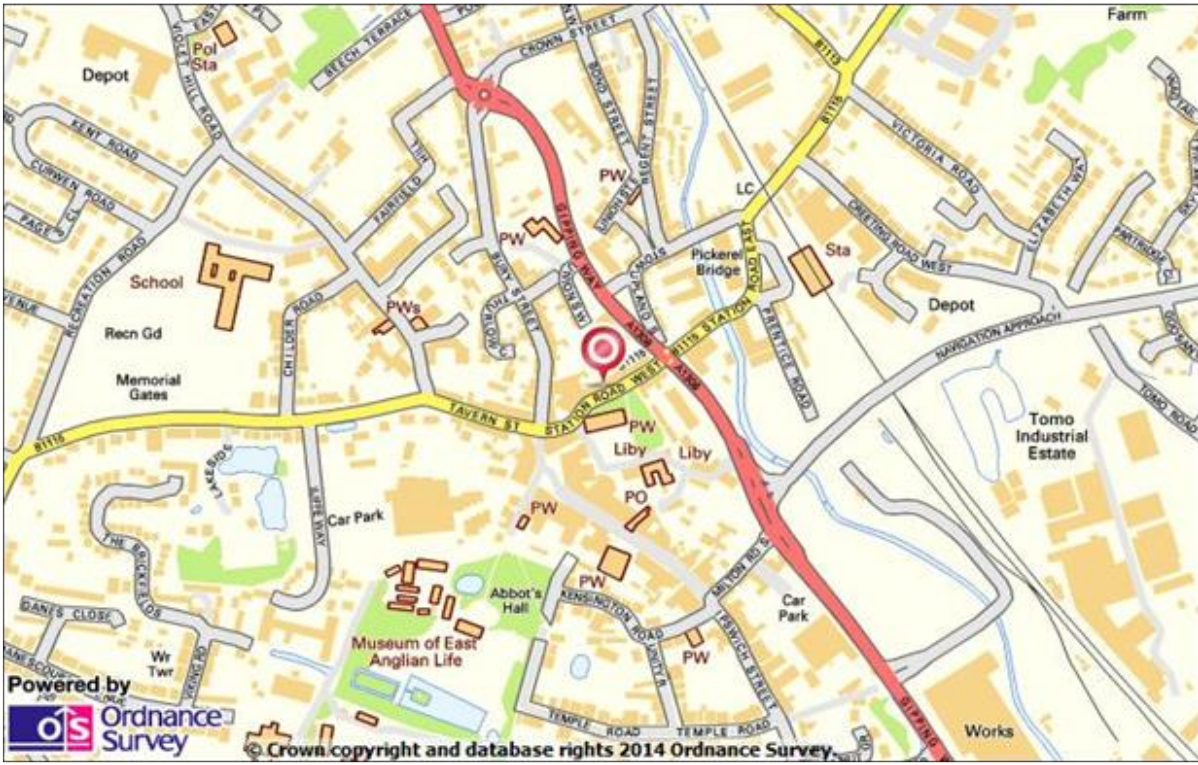
For more information, visit eddisons.com
T: 01284 702655

Important Information

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