



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

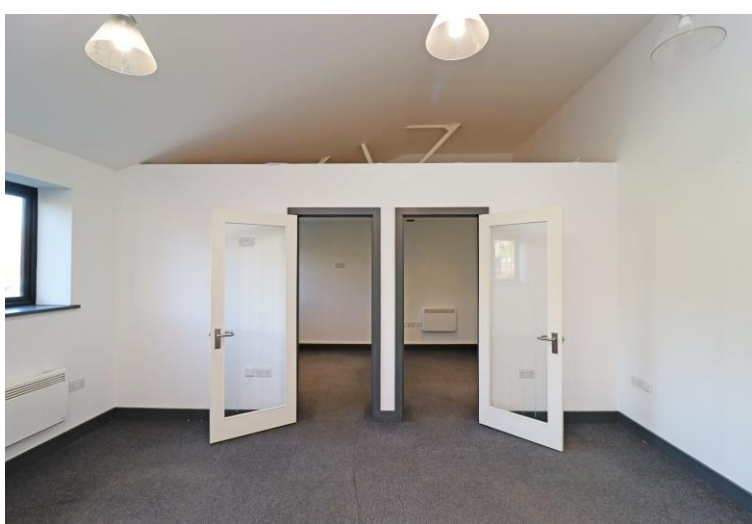
**Unit 2 – Great Gilbert Farm, Bluegate Lane, Capel St Mary, Ipswich, IP9 2JX**

- 565 Square feet of office space
- Available from 2026
- Dedicated office space with parking
- Open Plan Layout with semi partition to one end

**Rent £995 + VAT pcm**







### INTRODUCTION

This substantial North Facing 565 square foot office/business space is ideally located just on the edge of the village of Capel St Mary with the A12 and Mainline to London close by. The space enjoys a dedicated kitchenette and shared toilets/shower with unit 3 (also available to rent at £600 + VAT). Available from 2026 with scope for flexible lease terms and with long tenancy's sought. Rent £1,075 pcm + VAT to include water, waste and high speed (star link) internet access. Electric charged quarterly.

### SPECIFICATION

situated within a converted former barn, the space is provided with a shared W/C, private kitchenette and private entrance. Open plan space . Ample parking provided within this developing business hub. Broadband internet input. Recessed ceiling lights.

### TOTAL SPACE

10.5 X 5M Main entrance door to the front floor to ceiling window and further windows to the front, vaulted ceiling. Kitchenette to the rear wall with worksurface, sink and cupboards. Door to the side accessing w/c and shower facilities.



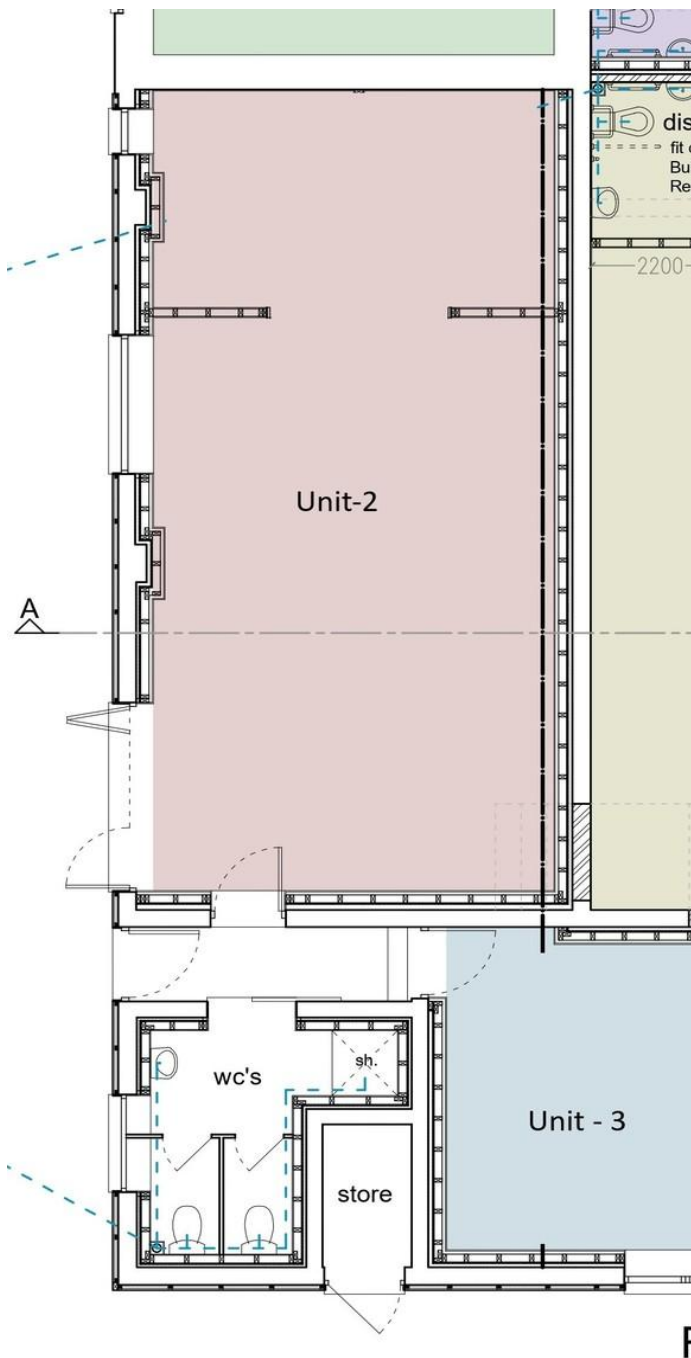


#### LOCATION

Great Gilbert Farm is located just off Blue Gate Lane within a five-minute drive of the A12 and village facilities in Capel St Mary.

#### LEASE

the landlords are seeking tenants to take up the lease from 2026, flexible terms are offered subject to the landlords discretion.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

