

Red House Farm, Saxmundham, Ipswich, IP17 1NG



## Economic Warehouse/ Storage Premises

### To Let

- Steel portal frame building
- 330.66 sq m (3,559 sq ft)
- Eaves height 5.16 metres
- Rent only £3 per sq ft

# Details

## Location

Sternfield is located within 2 miles of Saxmundham, 13 miles from Woodbridge and 21 miles to the north east of Ipswich.

The unit itself is located approximately 2 miles from the A12.

## Description

The premises comprises a steel portal frame warehouse/storage unit with corrugated steel and corrugated asbestos cladding to the elevations and roof. The premises are served by a roller shutter door and fitted with sodium lighting.

Shared WC and shower facilities are provided in a self-contained building.

## Accommodation

The premises provide the following approximate floor areas and dimensions:

Gross internal floor area	330.66 sq m (3,559 sq ft)
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Eaves height	5.12 metres
Apex height	7.53 metres

Roller shutter door:	
Width	5.9 metres
Height	4.5 metres

## Services

It is understood that the property is connected to mains electricity and water.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Business Rates

The premises are to be reassessed.

## Planning

The premises have planning permission for Class B1 (light industrial) and Class B8 (warehouse and storage) use as defined by the Town and Country Planning (Use Classes) Order 1987. All interested parties should make their own enquiries with the local planning authority regarding their intended use.

## Local Authority

East Suffolk District Council  
East Suffolk House,  
Station Road, Melton,  
Woodbridge,  
Suffolk. IP12 1RT

Tel: 01394 383789

## Terms

The premises are available on a new business lease at an initial rent of £10,750 per annum exclusive.

## Legal Costs

Each party to be responsible for their own legal costs.



## Particulars

Prepared in February 2019

## Viewing

Strictly by prior appointment with the sole agents:

### Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

**fennwright.co.uk**

Contact Hamish Stone

[hws@fennwright.co.uk](mailto:hws@fennwright.co.uk)

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**For further information**

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