



**AVAILABLE TO LET**

Modern Self-Contained Class E Premises

Unit B, 9 Sorley Road, Suffolk Central Business  
Park, Stowmarket, IP14 1UY

**RENT**

**£18,000**

per annum exclusive

**FLOOR AREAS**

**977 sq ft**

[90.77 sq m]

## IN BRIEF

- » Newly constructed prominent retail unit
- » In shell condition ready for tenant fit-out
- » Available for immediate occupation

## LOCATION

Suffolk Central Business Park is situated at the edge of Stowmarket, a busy market town, approximately 16 miles east of Bury St Edmunds on the A14. The business park is located to the west of the town, approximately 1.4 miles from the A14/A1308 junction providing excellent links to the wider national motorway network.

Nearby occupiers include a variety of office occupiers together with a Budgens.

## DESCRIPTION

Unit B provides a newly constructed self-contained retail unit in a shell condition ready for tenant fit-out. The unit is arranged to provide a main retail/trading area together with WC to the rear.

The property benefits from a fully glazed frontage onto Sorley Road. Access is via a personnel door to the front with separate loading door to the side.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- |                                  |           |               |
|----------------------------------|-----------|---------------|
| » Retail:                        | 977 sq ft | [ 90.77 sq m] |
| » WC:                            | --        | --            |
| » Total Net Internal Floor Area: | 977 sq ft | [ 90.77 sq m] |





Indicative Floor Plan - Not To Be Relied Upon

#### **BUSINESS RATES**

The unit is yet to be separately assessed. All interested parties should make their own enquiries to verify their rates liability.

#### **PLANNING**

we understand that the premises has planning permission for Class E of the Town & County Planning (Use Classes) Order 1987 (as amended). Class E allows for a variety of uses including restaurant and cafes, sports & recreation, medical & health services, retail, offices, research & development, financial & professional, all of which may suit the premises.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

#### **SERVICES**

It is understood the premises is connected to mains water, electricity and drainage.

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 those serving the property including IT and telecommunications.

#### **LOCAL AUTHORITY**

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

Tel: 0300 1234000

#### **ENERGY PERFORMANCE CERTIFICATE [EPC]**

A Rating (ref 5150-8882-8863-9777-5304)

#### **TERMS**

The unit is available to let on a new full repairing and insuring business lease, upon terms to be agreed and at an initial rent of £18,000 per annum exclusive.

A service charge is payable in relation to the upkeep of the common areas of the estate.

The rent and service charge are plus VAT.

#### **LEGAL COSTS**

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

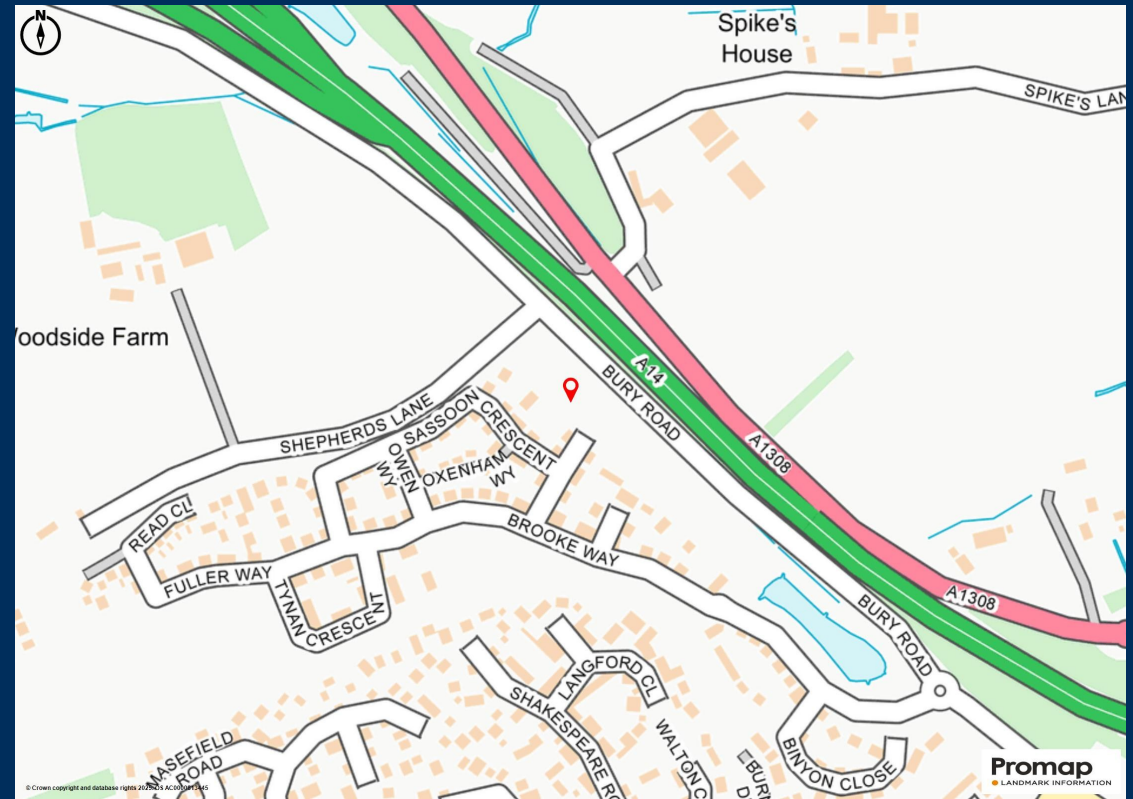
IP1 1BA

Contact:

Hamish Stone

T: 01473 220 211

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



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