



AVAILABLE TO LET

Well Presented Substantial Office Building

**Former Station House, Station Yard, Needham
Market, Suffolk, IP6 8AS**

RENT

£32,500

per annum exclusive

FLOOR AREAS

4,141 sq ft

[384.60 sq m]

IN BRIEF

- » Well presented office adjacent train station
- » Refurbished to a good specification
- » Available for immediate occupation

LOCATION

Needham Market is a well positioned market town adjacent to the A14 corridor, providing excellent road connectivity across Suffolk and further afield. The town lies approximately 9 miles northwest of the county town of Ipswich and 20 miles southeast of Bury St Edmunds.

The property itself is located just off the main High Street, with neighbouring properties including several independent retailers/cafes.

The property sits adjacent the train station entrance. Needham Market railway station offers regular services to Ipswich and Cambridge, connecting the town to the major rail networks.

DESCRIPTION

The property comprises a prominent and attractive Grade II listed building, arranged over three storeys incorporating lower ground, upper ground and first floors. Access is gained through a central entrance leading into the upper ground floor.

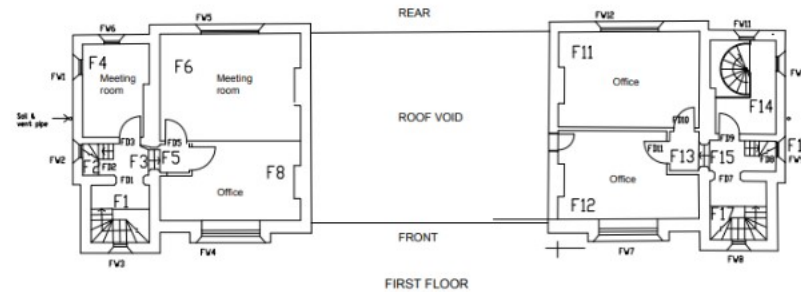
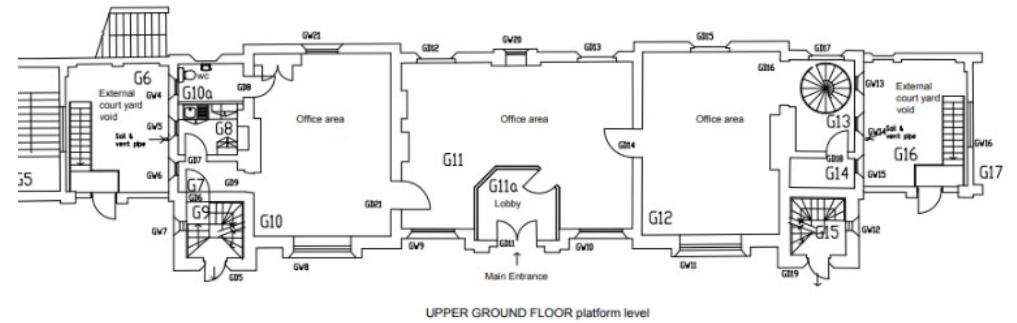
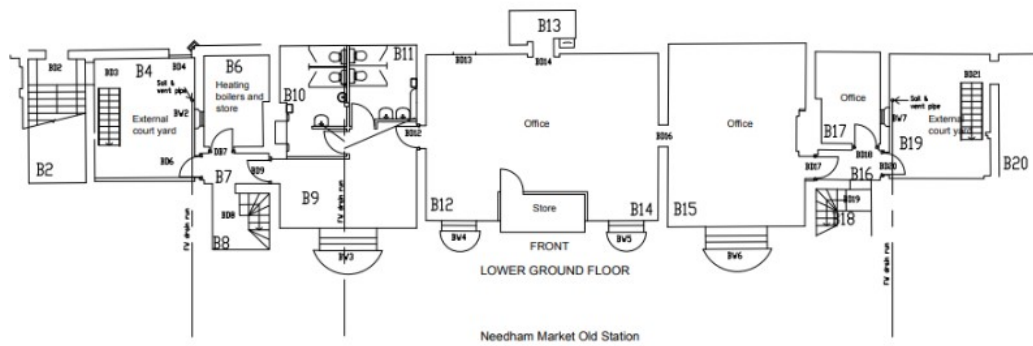
The property is configured to provide several well proportioned office and meeting rooms, alongside ancillary accommodation including kitchen and WC facilities.

The specification includes LED lighting, gas fired central heating, perimeter power & data points and carpet floor coverings.

ACCOMMODATION [Approximate Net Internal Floor Areas Taken Off Drawings]

- » Lower Ground Floor: 1,338 sq ft [124.20 sq m]
- » Upper Ground Floor: 1,502 sq ft [139.50 sq m]
- » First Floor: 1,301 sq ft [120.80 sq m]
- » Total Net Internal Floor Area: 4,141 sq ft [384.60 sq m]





Indicative Floor Plan - Not To Be Relied Upon

BUSINESS RATES

The offices are currently assessed as follows:

Rateable Value: £20,250

Rates Payable: £10,104.75

The rates payable are based on the current UBR of £0.499 for 2024/25. All interested parties should make their own enquiries to verify their rates liability.

PLANNING

The units have planning permission for offices within Class E (g) (i) of the Town & County Planning (Use Classes) Order 1987 (as amended). Alternative uses maybe considered subject to planning.

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, gas 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 & Suffolk District Council
 Endeavour House
 8 Russell Road
 Ipswich, IP1 2DX

Tel: 0300 1234000

ENERGY PERFORMANCE CERTIFICATE [EPC]

D Rating - ref: 0780-0238-2219-5992-7096

TERMS

The office is available to let on a new effective full repairing and insuring business lease, upon terms to be agreed and at an initial rent of £32,500 per annum exclusive.

The rent is subject to VAT.

LEGAL COSTS

The Tenant is to pay the Landlord's reasonable legal fees, estimated at £1,060 if unrepresented / £1,650 if represented together with the VAT thereon. Final cost to be confirmed on completion of all documents.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

IP1 1BA

Contact:

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Particulars created January 2025

