

*A substantial warehouse of  
just under 11,000 sq ft,  
with parking, located on the  
Tomo Industrial Estate.*

TO LET  
£44,000 PAX + VAT  
Ref: RB/B114

Unit 16  
Tomo Industrial Estate  
Stowmarket  
Suffolk IP14 5EP



A clear space warehouse extending to approximately 1,010 sqm (10,967 sq ft) with loading ramp and car park to front.

Available on a new full repairing and insuring lease on terms to be agreed.

Contact Us



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### **Location**

The warehouse is located on the Tomo Industrial Estate is located half a mile to the east of the centre of the busy market town of Stowmarket. Stowmarket is approximately 14 miles east of Bury St Edmunds on the A14. The ports of Ipswich and Felixstowe are 12 and 21 miles distant respectively giving excellent connections to the European ports and via the A14, A12 to London and the Midlands.

### **Description**

The premises comprises a warehouse unit of part brick and part steel framed construction with sheet clad upper parts under an insulated flat roof (renewed in 2016) with roof lights and ramp. The building offers 1,010.3 sqm(10,967 sq ft) of accommodation and is approximately 8.2m to the eaves. There is a 4.4m height roller shutter door with width of 4.9m. The warehouse dimensions are approximately 36.8m x 27.4m (120'9 x 90'10). The unit benefits from a loading ramp and a car park adjacent to the main access.

### **Services**

It is understood that mains electricity is connected. A water connection could be provided as required.

### **Service Charge/Insurance**

There will be a monthly contribution towards estate road, maintenance as well as evening and weekend security—further details on application.

The annual buildings insurance premium will also be chargeable on demand.

### **Terms**

The premises are available to let on a new full repairing and insuring lease for a term in multiples of 3 years, with a rent review at the end of each third year period at a commencing rent of £44,000 per annum exclusive of rates and VAT.

### **VAT**

VAT is payable on the rent.

### **Business Rates**

The property is assessed as Warehouse & Premises.

The Rateable Value is £32,250.

Rates payable 2024/2025 - £17,608.

### **Local Authority**

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX; Tel: 0345 6066067

### **Legal Costs**

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit will be required which would be fully refundable upon completion.

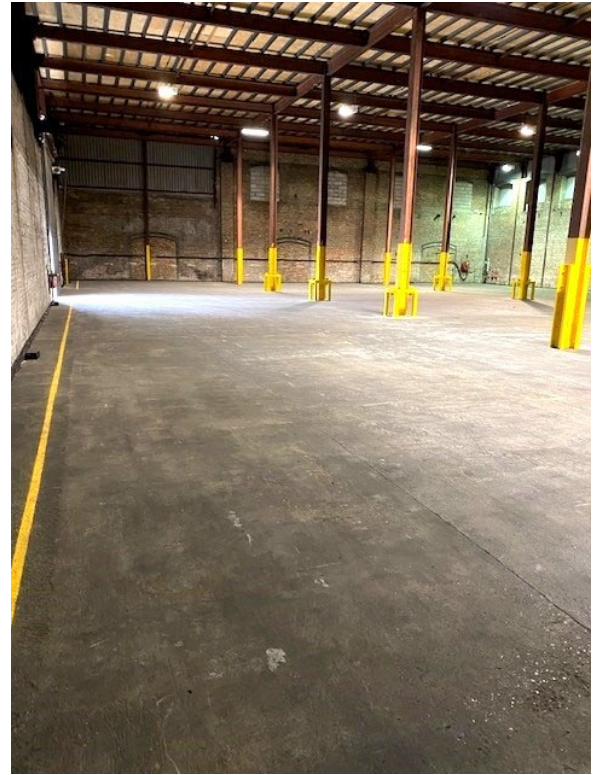
### **Viewing**

Strictly by prior appointment with the Richard Bertram.

### **EPC**

Rating = C (72) A copy of the full report is available from the agents.





## NOTES

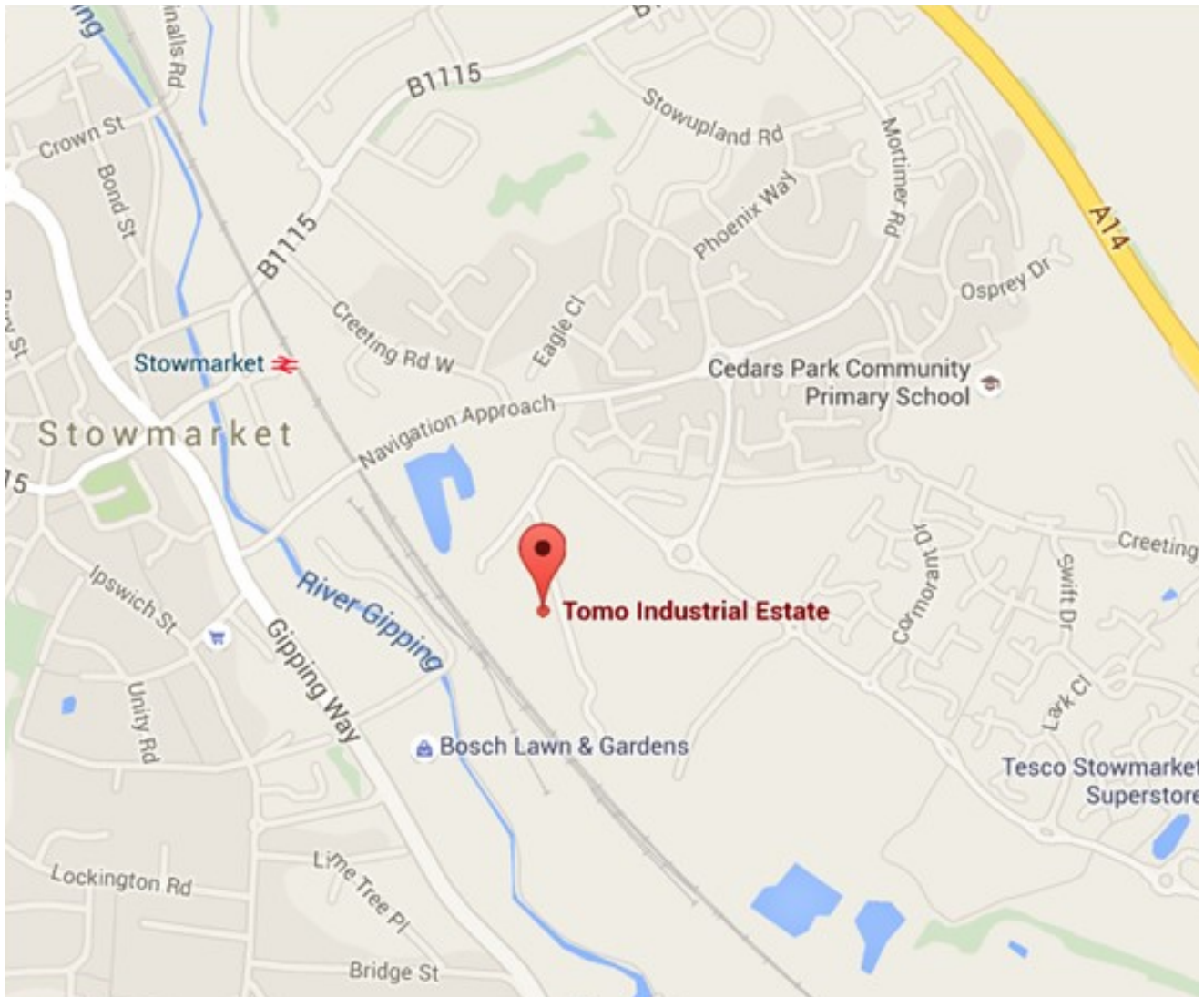
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*July 2024*

## Directions

For those using the What3Words app: [///sleeping.competing.enchanted](https://www.what3words.com/sleeping-competing-enchanted)



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