

Two substantial industrial buildings each of 805sq.m (8661sq.ft) situated just off the A140 in Mendlesham

TO LET
From £30,000 PAX
Ref: B190/JG

Buildings 1 & 2
Cherrygate Farm
Norwich Road
Mendlesham
IP14 5NE



Two substantial industrial buildings of 805sqm each, available separately or together.

Former agricultural buildings but now benefitting from B2 (General Industrial) planning consent.

Available Immediately

Contact Us



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Location

The property is situated on a small privately owned trading estate on the A140, equidistant between the towns of Eye and Needham Market, in close proximity to the Mendlesham Industrial Estate. The property benefits from excellent transport links to the expanding Felixstowe port, alongside good access to the A14 (6.5 miles away) and A12 (14.8 miles away). The county town of Ipswich is 16 miles to the south.

Description

Buildings 1 & 2 comprise two former agricultural buildings, now B2 (General Industrial) commercial premises. Each building spans approximately 69m x 11.75m with a minimum internal height clearance of 5.21m.

Vehicular access is available to the rear of the buildings with new sliding doors to be installed providing a maximum opening of 3.01m wide by 3.32m high. Also to the rear of the building is a concrete yard for storage and parking, alongside a mezzanine store of approx. 60sq.m.

Planning & Use

We understand that Cherrygate Farm was subject to a change of use in 2022 from Agricultural to B2 (General Industrial) use.

Terms

The premises are available at a base rent of £3.50 per sq.ft either as individual units or together. The Landlord is offering a new lease for a minimum term of 3 years. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be on the basis of internal repairing obligations. A deposit will be held by the Landlord equivalent to three months rent.

Insurance

The Landlord will insure the building and recharge a proportion of the insurance premium to the Tenant. The Tenant will be required to hold their own contents and public liability insurance.

Services

The property benefits from mains water and lighting. We understand three phase electricity is available in the vicinity but is not connected to the building, however a connection may be able to be made in the future. Currently no foul drainage connection but toilet/welfare facilities may be available via separate negotiation.

VAT

We understand the property is not elected for VAT.

Local Authority

Mid Suffolk District Council.

Energy Performance Certificate (EPC)

To be confirmed.

Rateable Value

Currently un-assessed. It will be the responsibility of the Tenant to pay Business Rates if they fall due.

Viewing

Strictly by appointment with Clarke and Simpson.





Site Plan - Indicative Only



NOTES

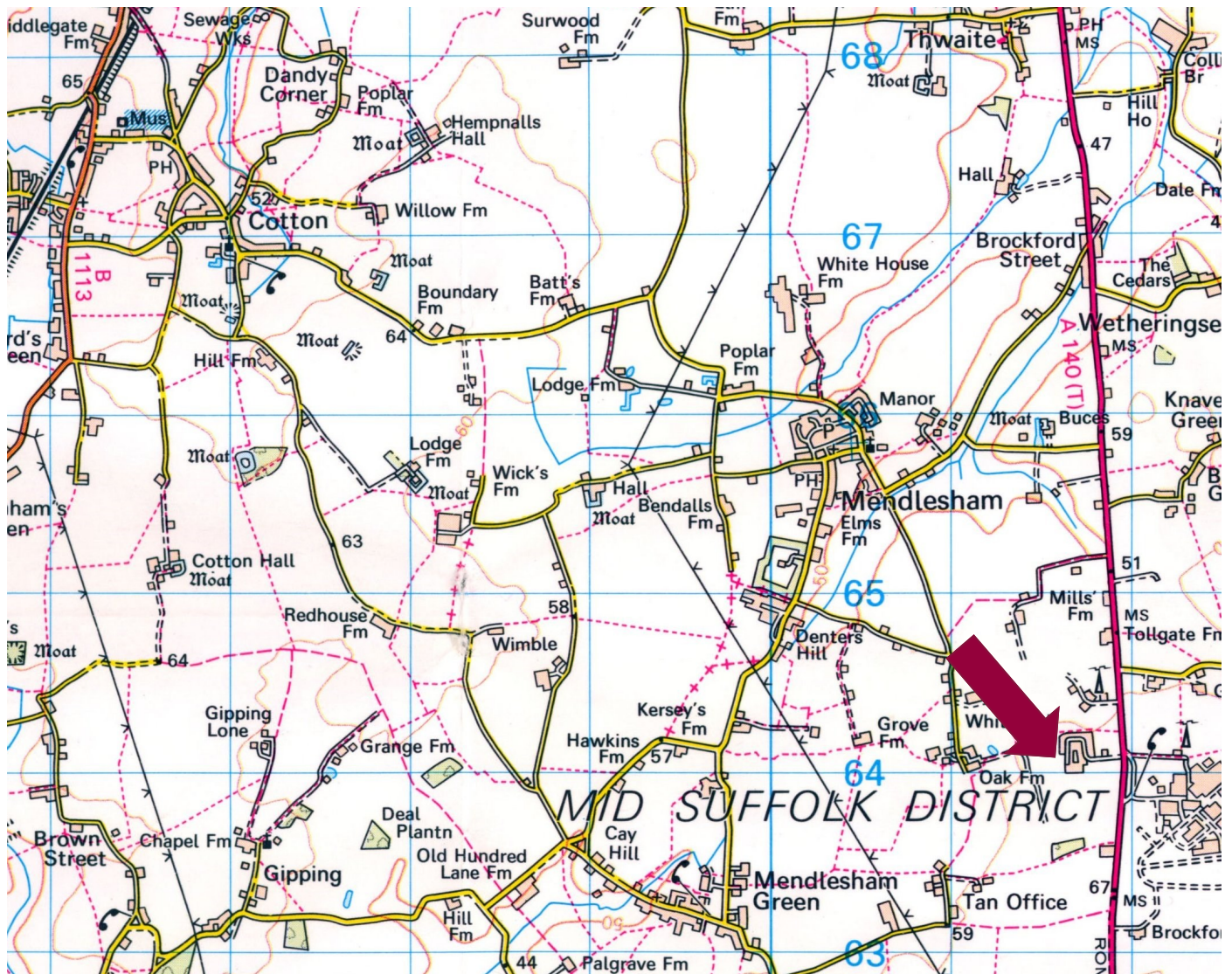
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

November 2024

Directions

The property is situated just off the A140 within the village of Mendlesham. The site is located on the opposite side of the A140 to Mendlesham Industrial Estate.

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