

*A light industrial unit / workshop  
of 445sq.m situated in the rural  
village of Clopton.*

**TO LET**  
**£23,000 PAX**  
Ref: B212A/JG

Unit 1 Uplandside  
Manor Road  
Clopton  
Suffolk  
IP13 6SH



A light industrial unit which provides both workshop/warehousing and office space of 445sqm (4784sq.ft) in the rural village of Clopton, 8 miles to the North of Ipswich.

The property offers two workshop spaces, plus a range of offices and stores.

**Available Immediately**

Contact Us



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## Location

The premises is situated on a small, rural trading estate known as Uplandside in the village of Clopton. The unit is approx. 8 miles from Ipswich and 6 miles from Woodbridge.

## Description

Unit 1 Uplandside comprises an end of terrace, light-industrial unit of circa 445sq.m (4,784sq.ft).

The accommodation mainly comprises workshop and warehousing space split into two sections. The unit also benefits from two stores, a large ground floor office and three first floor offices. In addition, there is a small kitchen and both ladies and gents wcs. Forecourt parking is available to the front of the unit.

The unit has manual roller shutter doors for vehicular access with the doors measuring 3.25m wide x 3.10m high. The unit has a maximum height clearance of 4.72m to the apex and a minimum at the ridge of 4.07m.

The accommodation comprises:-

	Sq.m	Sq.ft
Workshops / Warehousing	323	3475
Stores	31	334
Offices	60	650
Ancillary	30	325
	445	4784

## Terms

A new full repairing and insuring lease for a term of 3 years minimum, outside the Landlord and Tenant Act 1954. A deposit equivalent to 3 months rent will be held by the Landlord throughout the term.

## Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

## Services

3-phase electricity and mains water are connected to the property. Private foul drainage.

## Rateable Value

£14,250

## Legal Costs

Each party to be responsible for their own legal costs.

## Local Authority

East Suffolk Council.

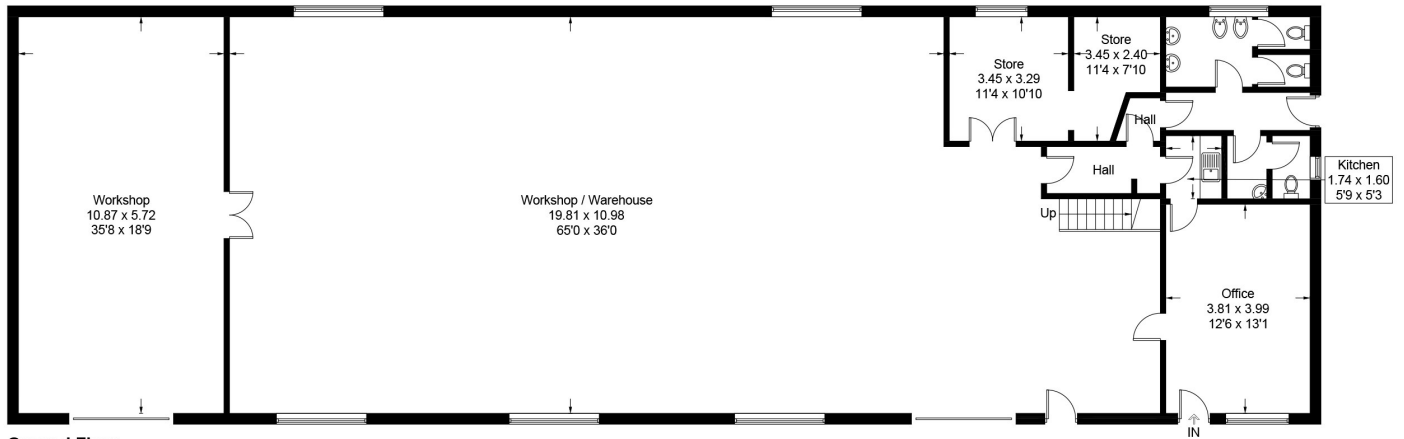
## EPC

D(84)

## Viewing

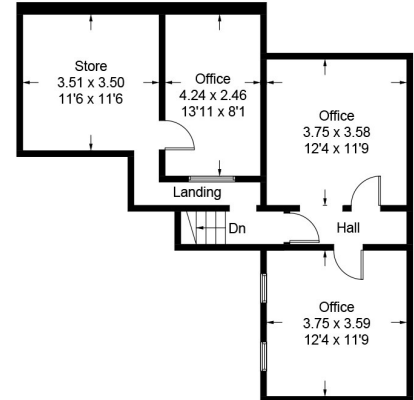
By appointment with Clarke and Simpson.





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1150898)



First Floor

**NOTES**

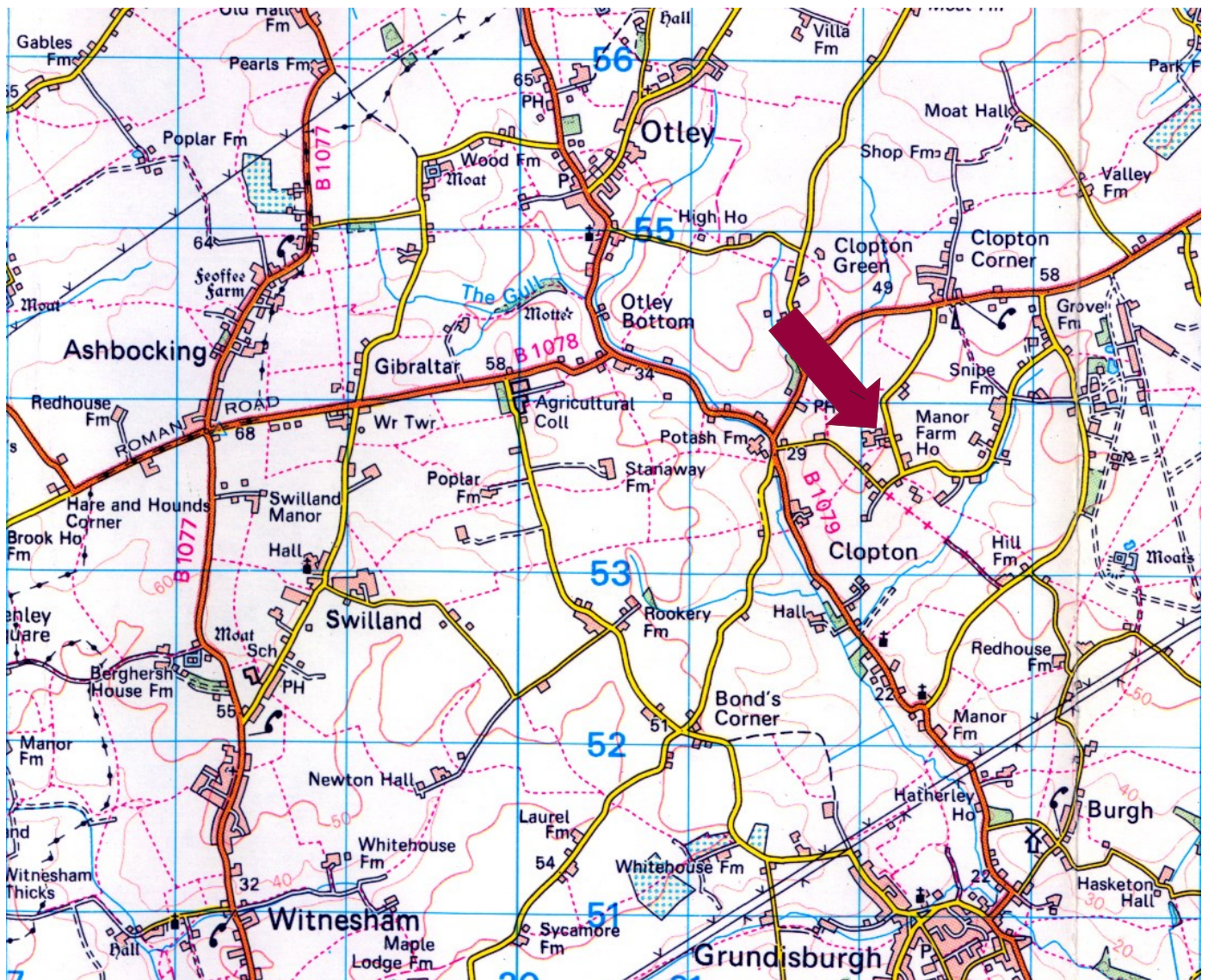
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

## Directions

At Clopton Corner on the B1078, turn off the main road onto Manor Road and head south for a further 3/4 of a mile. Uplandside will be found on the right hand side, hidden behind mature hedging. Follow the track up where the property will be found first on the right hand side.

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