

A storage barn / workshop of 106sq.m situated in the rural village of Worlingworth

TO LET £6,750 PAX Ref: P7047(C)/JG

Oak Store Worlingworth Hall Farm Worlingworth Suffolk IP13 7NS



Storage barn/warehouse/workshop of 106 sq.m (1,139sq.ft) last in agricultural use.

Single open plan space with large roller shutter door for vehicle access.

Available Immediately

Contact Us



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> And The London Office 40 St James' Place London SW1A 1NS

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Location

The premises are situated at Worlingworth Hall Farm to the east of Worlingworth village in a farmyard setting.

Approx distances: Framlingham 6 miles, Ipswich 18 miles and Diss 12.3 miles.

Description

The unit comprises an uninsulated agricultural barn of 106sq.m (1,139sq.ft). The premises benefits from a large roller shutter door, personnel door, LED lighting and power sockets. Two allocated parking spaces are located to the side of the unit.

Internal dimensions/measurements:-

Main door - 4.15m high x 3.60m wide Maximum Internal Measurements - 18m x 5.91m Eaves Height - 4.09m Ridge Height - 5.21m

Permitted Operating Hours

The permitted hours are Monday—Saturday 8am to 5:30pm, Saturday 8am to 5:00pm. No working on Sundays or Bank Holidays.

Terms

The premises are available to rent on a new internal repairing and insuring lease, on terms to be agreed.

Deposit

A deposit will be held by the Landlord equivalent to three months rent.

Insurance

The Landlord will insure the building and recharge the premium to the Tenant. The Tenant will be responsible for insuring their own contents.

Legal Costs

The Landlord will require an undertaking at the outset towards abortive legal fees. If a Tenant withdraws from any agreement, this undertaking will be forfeited. Otherwise, each party will bear their own costs in the transaction.

Services & Outgoings

Single phase electricity is connected to the property, although three phase may be available via negotiation. An electricity sub-meter is installed at the property. The Landlord will recharge the cost of the electricity at the prevailing rate to the Tenant.

Shared WC and kitchen facilities are available within the farmyard.

Rateable Value

Currently unrated. The tenant to be responsible for business rates if the property becomes rated.

VAT

Not applicable.

Local Authority

Mid Suffolk District Council

EPC

EPC not required by virtue of its use.

Viewing

By prior appointment with Clarke & Simpson.





NOTES

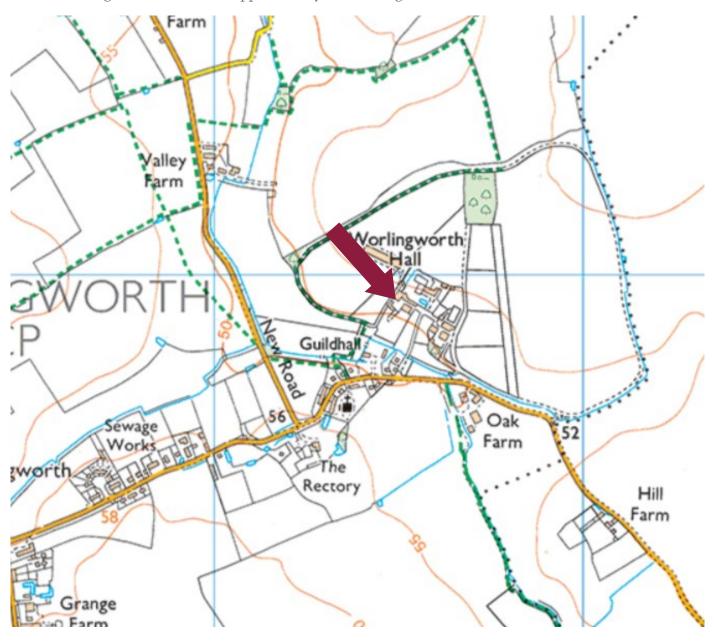
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- 2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.



Directions

On entering the village from Tannington, Worlingworth Hall Farm will be found first on the right hand side. Proceed up the hall driveway, turning left before the hall where the property will be found within a farm yard cluster.

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