

*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*  
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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

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.

*February 2025*

## 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.

For those using the What3Words app: [///cherry.wound.moguls](http://cherry.wound.moguls)



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