

*A terraced warehouse/storage premises of
179sq.m (1920sq.ft) located on Tomo
Industrial Estate, Stowmarket*

TO LET
£7,000+VAT PAX
Ref: B114/RB

Unit 19C
Tomo Industrial
Estate
Stowmarket
Suffolk
IP14 5AY



A mid terrace industrial unit of 179sq.m (1920sq.ft)

Open plan space of 19m x 9.40m (maximum dimensions)

Three phase electricity, small WC and cloakroom

Available from July 2025

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 unit comprises a mid-terrace warehouse with maximum internal dimensions of 19m x 9.40m. To the front is a large roller shutter door for access with dimensions of 4.61 wide by 3.20 high. The minimum height clearance within the unit is 3.40m.

The accommodation has been subdivided by the existing Tenant and is currently arranged as three separate spaces divided by partition stud walls. There may be the opportunity to take on the premises as arranged or as one open plan space of 19m x 9.40m if preferred.

The accommodation comprises:-

	Sq.m	Sq.ft
Warehousing	174	1872
WC & Cloakroom	4	48
	179	1920

Terms

The premises are available to rent on a new full repairing and insuring lease at annual rent of £7,000+VAT per annum, payable quarterly in advance. A deposit will be held by the Landlord equivalent to one quarters rent.

Service Charge

An annual service charge is payable towards estate maintenance and on-site security of £270 per quarter for the 2024/2025 year.

Services

We understand the property benefits from mains 3 phase electricity, mains water and mains foul drainage.

Local Authority

Mid Suffolk District Council.

Viewing

Strictly by appointment with Clarke and Simpson.

Rateable Value

£6,800.

EPC

To be confirmed.





Illustration for identification purposes only, measurements are approximate,
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NOTES

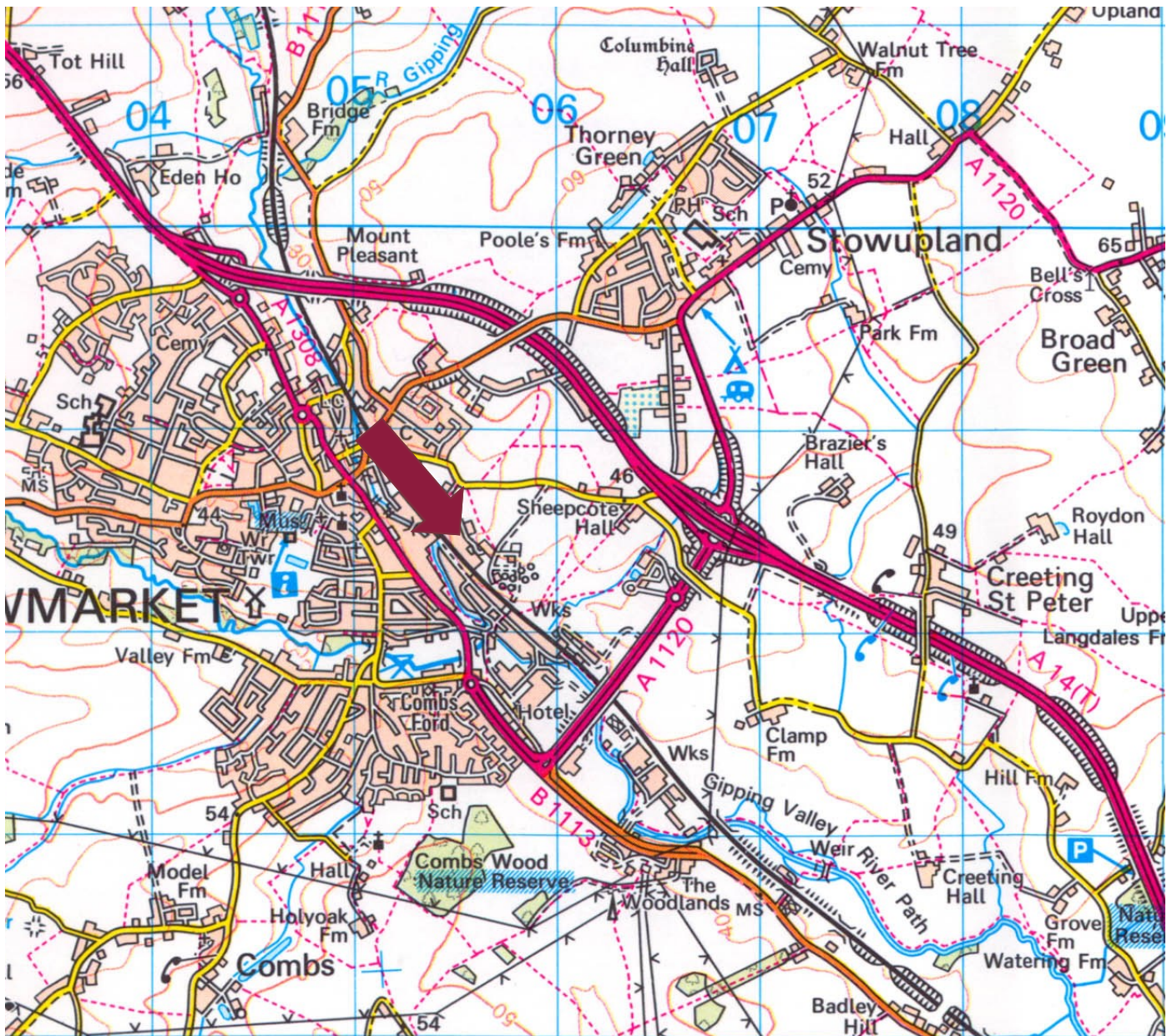
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

February 2025

Directions

From the A14 follow the A1120 southbound turning right onto Gun Cotton Way. Follow the road for approximately half a mile, when the road becomes Tomo Road and flanks round sharply to the left hand side. After the corner you will enter the industrial estate, where on-site signage will direct you to the unit.

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