

*A well presented and easily accessible business unit, forming part of the popular Moat Park commercial development in Earl Soham.*

**TO LET**  
**£9,000 PAX**  
Ref: B254/JG

Unit B1  
Moat Park  
Earl Soham  
Suffolk  
IP13 7SR



A smart office/business unit forming part of the popular Moat Park commercial development on the A1120 in Earl Soham.

43sqm (462sq.ft) of accommodation with reception/kitchen, wc and main office space.

**Available Immediately & Available Furnished or Unfurnished.**

Contact Us



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## Location

The premises form part of the popular and established Moat Park commercial development on the A1120 on the outskirts of Earl Soham. Other occupiers within the development include Walnes Seeds, Red Stag Training, Yellobelly, K9 Divine Dog Grooming and Go2Products.

Stowmarket—17 miles, Framlingham—3 miles, Ipswich—15 miles

## Description

The unit comprises a converted barn, now office/business unit, offering the ideal space for a small business. On entering the unit, you are welcomed into the building at the reception/kitchen space. Adjoining this room is a spacious wc and the main office. Both the reception and office benefit from air-conditioning and heating.

The premises have a net internal area of approximately 462 square feet (43 square metres) and are available furnished or unfurnished.

Externally, the property benefits from 4 allocated parking spaces in front of the unit, with additional visitor parking nearby.

## Terms

The premises are available to rent on a new lease with an initial term of 1 year at an annual rent of £9,000 per annum exclusive. 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 one months rent. The Landlord will insure the building and recharge the premium to the Tenant.

## Services & Outgoings

Electricity and mains water are connected to the property. Electricity charges will be the responsibility of the Tenant and is recharged to the Tenant on a monthly basis. Reasonable water usage is included within the headline rent.

## Rateable Value

£5,400. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

## Legal Costs

Each party to be responsible for their own legal costs.

## Local Authority

East Suffolk Council.

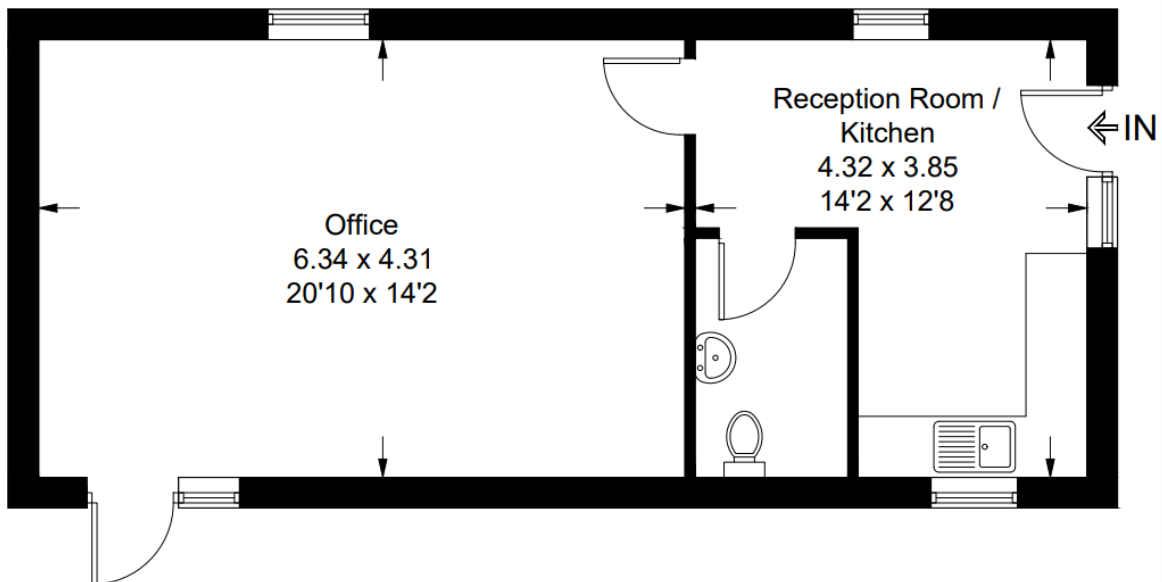
## EPC

C(63).

## Viewing

By appointment with Clarke and 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.

## Directions

From Framlingham proceed in a westerly direction on the B1119 out to Saxtead Green. At the junction with the A1120 turn left. Continue further for approximately 1 mile and Moat Park will be found on the left hand side.

For those using the What3Words app: [///collapsed.globe.masts](http://collapsed.globe.masts)



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