

*A unique opportunity to rent a  
butchery unit/kitchen space, located  
at The Food Hub on the Kenton  
Hall Estate*

TO LET  
£8,500 PAX  
Ref: B175B/JG

Butchery Unit  
at The Food Hub  
Debenham Road  
Kenton  
Suffolk IP14 6JX



A rental opportunity to occupy a refrigerated butchery unit/kitchen space at The Food Hub on the Kenton Hall Estate.

Unit comprising refrigerated butchery/prep space, two walk-in fridge units, walk-in freezer, office and storage.

120sq.m (1295sq.ft)

Available Immediately.

Contact Us



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Framlingham  
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## Location

The premises is located at The Food Hub on the Kenton Hall Estate in Suffolk. The Food Hub is home to a cluster of food-based businesses, including its renowned cookery school which opened in 2014 and a further food production unit/butchery.

The premises is 15 miles from Ipswich, 13 miles from Diss and 2.6 miles from Debenham.

## Description

This Butchery Unit provides the ideal set-up for a catering, baking or food manufacturing Tenant to occupy a ready-to-go space, complete with modern fixtures and fittings installed to food hygiene standards.

The space extends to approximately 120sq.m (1295sq.ft) and is complete with an extraction unit, sinks, whiterock walls and non-slip catering flooring. In addition to the main prep space, the unit also benefits from two walk-in fridges, a walk-in freezer, store and small office.

WC facilities are also available within the building, with car parking located to the front of the unit.

## Terms

The premises are available to rent on a new lease for a minimum term of 3 years at an annual rent of £8,500 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. A rent 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.

## Services

Mains electricity and water are connected to the building.

## Outgoings

All utility charges will be the responsibility of the Tenant.

## Rateable Value

£9,800. Business Rates will be the responsibility of the Tenant. Small Business Rate Relief may apply.

## Legal Costs

Each party to be responsible for their own legal costs.

## Local Authority

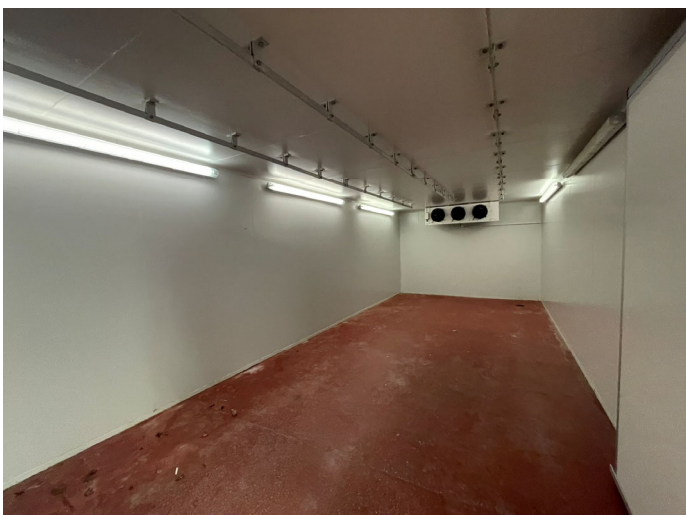
Mid Suffolk District Council.

## Energy Performance Certificate (EPC)

To be confirmed.

## Viewing

By prior appointment with Clarke and Simpson.





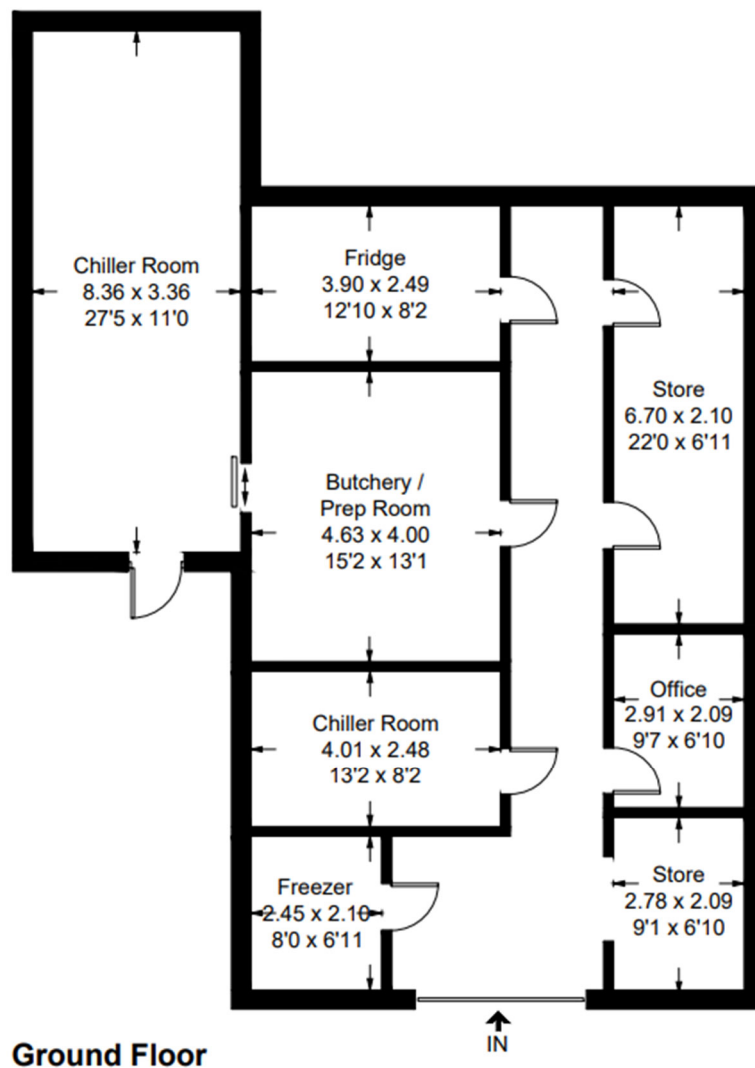


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185642)

## 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.

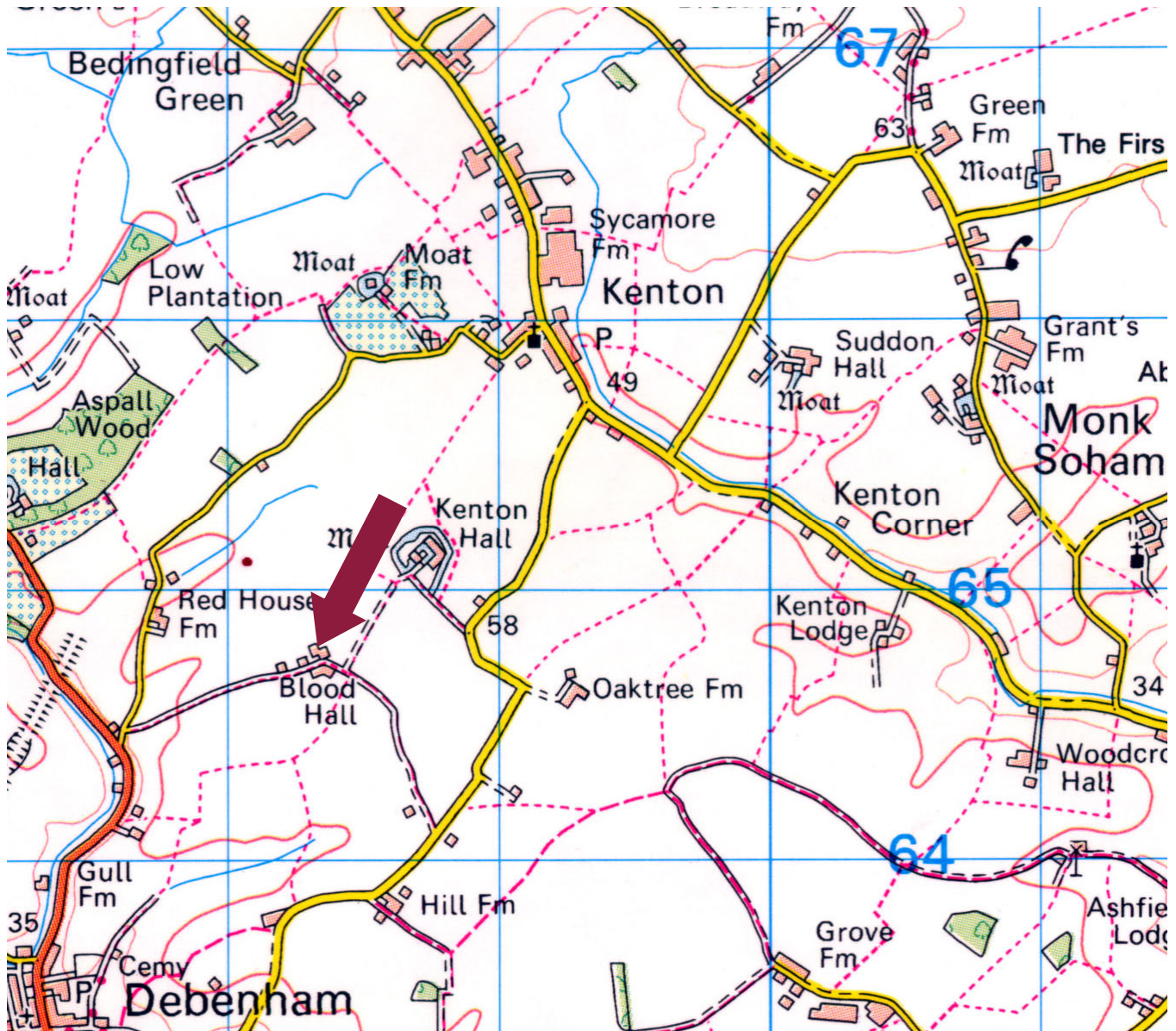
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*April 2025*

## Directions

From Debenham, proceed out of the village of Aspull Road for approximately 1/2 a mile. Turn right onto Bellwell Lane and immediately right again onto a private road to Kenton Hall Estate. Follow the signs to the Food Hub, where the property will be found to the rear.

For those using the What3Words app: [///bulky.pursue.backdrop](https://www.what3words.com/en/:///bulky.pursue.backdrop)



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