

*A light industrial/warehouse unit
in an established employment/
trading area, just to the north of
Saxmundham, close to Sizewell.*

TO LET

£15,000 PAX

Ref: B225/RB

Unit 1D,
Carlton Park Industrial Estate
Saxmundham
Suffolk IP17 2NL



A light industrial unit with separate WC with a total floor area of 1,707 sq. ft and an eaves height of 12'3".

New long term lease available.

Contact Us



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Location

The premises is located on the established Carlton Park Industrial Estate which forms part of Carlton village, a short distance to the north of the historic market town of Saxmundham and in close proximity to the A12 trunk road. Other nearby occupiers on the Carlton Park Industrial Estate include Saxmundham Kitchens and Bathrooms, JAYAR Car Parts, Teakcroft, Salters Pet Nutrition, Polarseal and Suffolk All Stars.

The village of Carlton has limited facilities, but Saxmundham, which offers Waitrose and Tesco supermarkets, together with a mixture of local and regional retailers, is less than half a mile to the south. Saxmundham also benefits from a branch line rail service linking the town with Lowestoft in the north and Ipswich in the south, from where direct services to London's Liverpool Street take just over the hour.

Description

The premises form part of a relatively small, but popular commercial development, and located in an established employment area just to the north of the market town of Saxmundham.

The building is of predominantly brick construction with steel frame and comprises a ground floor rear workshop, backing onto a yard. The property benefits from a brand new insulated roof, new electric roller shutter door and has been fully redecorated with new LED lighting provided. There is a single private wc/basin provided for exclusive use. Externally, there are 4 spaces in front of the main building and an additional 2/3 to the side and potential for 2 others to the rear. There is no maintenance or service charge.

The Accommodation

	Approx Dimensions (Feet)	Approx Dimensions (Metres)
Unit	49'9" x 34'3"	15.02 x 10.45
Eaves	12'3"	3.74
Total	1,707	158.5

Insurance

The Landlord will insure the building and will invoice the Tenant due proportion annually in arrears. The Tenant will need to insure their own contents.

Deposit

A deposit will be required which will be equivalent to at least three month's rent (£3,750).

Costs

Each party to pay their own legal costs.

Planning

The premises has permission for light industrial or storage uses. No motor vehicle/garage uses will be considered.

Business Rates

The property is assessed for business rates - Rateable Value £6,400. Small business Rates Relief may be available - all parties should check with East Suffolk Council.

Local Authority

East Suffolk Council

Services

Mains water, electricity, water and drainage. There is no gas provided but this could be reconnected as required. Electricity will be provided by new sub meter and there is also a fitted intruder alarm.

EPC

Rating = D(95)

Viewing

Strictly by 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.

April 2025

Directions

From Saxmundham centre proceed north out of the town and the Carlton Park Industrial Estate will be found a short way along on the left hand side. Unit 13 will be found to the rear of the Carlton Park Industrial Estate.

For those using the What3Words app: [///nightcap.bats.unique](http://nightcap.bats.unique)



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