

A modern business unit on this popular industrial estate on the outskirts of Halesworth, close to the A12 & Sizewell.

TO LET
£45,000 PAX + VAT
Ref: B005H

Unit 5C & 5D
Blyth Road
Industrial Estate
Halesworth
Suffolk IP19 8EN



A modern warehouse with several small offices and 2 separate roller shutter doors to let as a whole. Alternatively, consideration may be given towards separating into two units.

Available 1st October 2025, on a new lease on terms to be agreed.

Contact Us



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Location

The Blyth Road Industrial Estate lies on the southern outskirts of Halesworth which is a well served market town just 4 miles from the A12 trunk road linking Great Yarmouth to the north and Ipswich and London to the south. Lowestoft is about 15 miles to the south-west and the popular traditional seaside town of Southwold is 7 miles to the west. Halesworth has a pedestrianised shopping centre and a railway station with services via the East Suffolk Ipswich-Lowestoft railway line to Ipswich and onto London's Liverpool Street Station.

Description

Blyth Road provides a mix of quasi-retail and commercial users and is the most modern commercial base in the town. The property is opposite Eurocell and is close to Alliance Automotive.

Two intercommunicating modern steel frame and brick/block units with profile steel clad upper parts with external parking and loading via up and over doors. Both units are currently combined into a single unit but could be separated and they also both have potential for mezzanines.

The Accommodation

Gross internal floor area 5,836 sq.ft (542.18 sqm). Each unit has 2 small offices and wcs. 5C has additional offices, wcs and a good boardroom installed. Eaves height 19ft 6" (6m). The property is arranged as a single unit but could be sub divided to create self contained units—further details on application. There is parking for 9 spaces per unit.

Services

The property is served by mains water and drainage. There is also three phase electricity provided. There is a repair and maintenance contribution of 12.5% (£5,375 + VAT) in addition to the guide rental.

Planning

The property has approval for Classes E. Other uses may be suitable subject to checking with East Suffolk Council.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value £25,250.

Local Authority

East Suffolk Council

Terms

Offered To Let on a new Landlord's Business lease for a term to be agreed with the Tenant only being responsible for internal and non-structural repairs. The exterior and site is maintained by the Landlord's maintenance company via the maintenance contribution.

Viewing

Strictly by prior appointment with the agent.

EPC

Rating = E (104)



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.

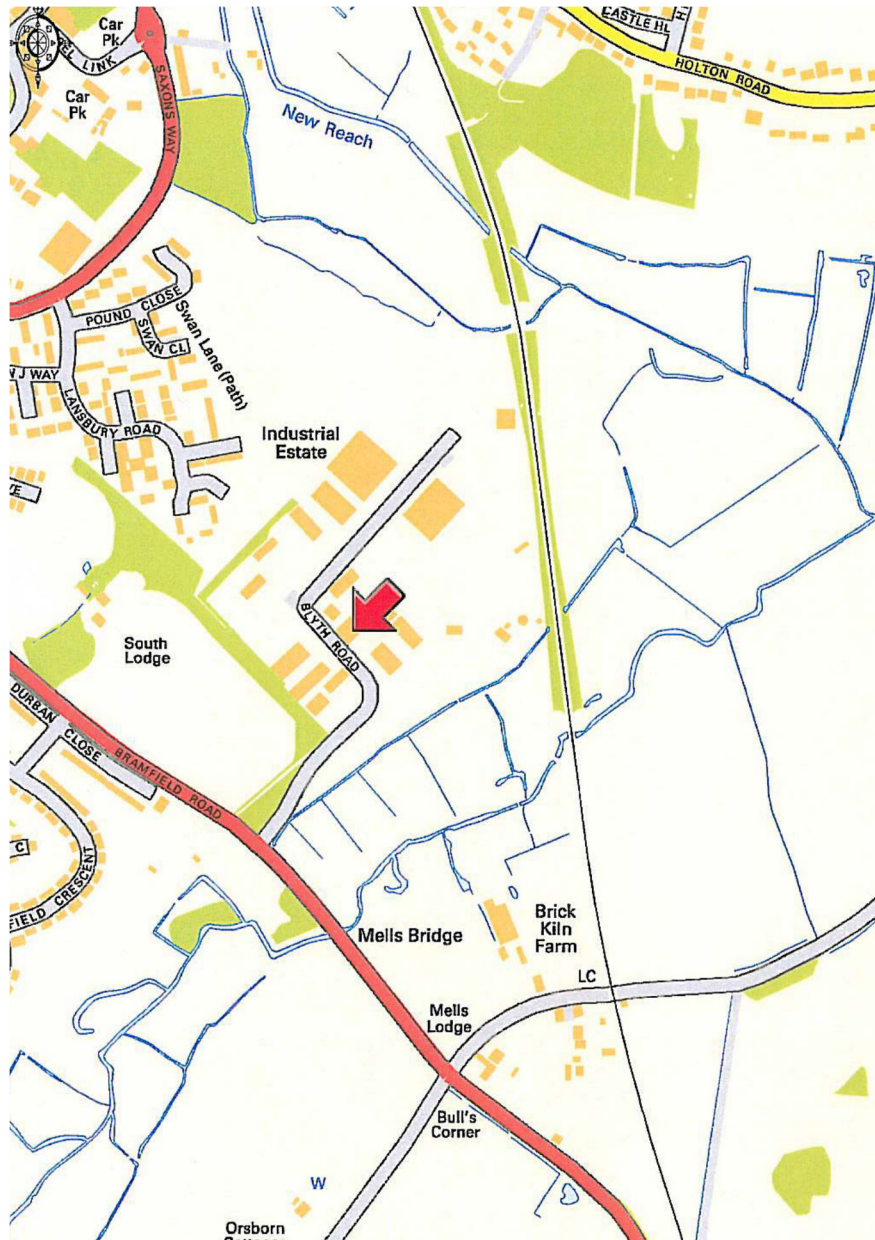
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

May 2025

Directions

Heading north on the A12 take a left turn onto the A144. Take a right into Blyth Road where 5C & 5D will be found on the right hand side.

For those using the What3Words app: [///cobble.showcases.crunched](https://www.what3words.com/#!/en/3w://cobble.showcases.crunched)



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