

A substantial, modern, two storey office building with ample car parking. May sell.

To Let
£60,000 PA + VAT
Ref: B250/RB

Tomo House
Tomo Industrial
Estate
Stowmarket
Suffolk
IP14 5AY



Primarily open plan accommodation arranged on ground and first floors which maybe suitable for alternative uses e.g. studio, leisure, storage & training (stp)

Up to 759.2 sqm (8,172 sq. ft) on two floors

21 car parking spaces—additional parking may be available.

Available from November 2025

Contact Us



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Location

Stowmarket is a busy market town adjoining the A14 between Ipswich and Bury St Edmunds. Stowmarket Railway Station is on the Norwich to London main line and provides a service to Liverpool Street with a journey time of approximately 1 hour 40 minutes. The property is located on the southern side of Creeting Road on the Tomo Industrial Estate located east of Stowmarket town centre. The town centre is within 1/2 mile and the A14 within 2 miles. Tomo House is also within a mile of the highly sought-after Cedars Park residential estate. Cedar Park comprises about 1,500 houses and flats built over the past 20 years. A community centre, Tesco superstore and primary school are located close by. Stowmarket is also home to Gateway 14, part of Freepost East where substantial new development is underway by Jaynic. The Range have a 1.17 million sq.ft distribution centre on site, whilst other companies such as Bauder and Assan Panel are also opening soon. There are also plans for a new M&S out of town store.

Description

The property currently comprises an extensive, two storey, air-conditioned office building. The accommodation includes a variety of partitioned and open plan circulation areas with ancillary storage, kitchens, disabled, male and female WCs and a shower room. The accommodation provides attractive and flexible accommodation suitable for a variety of alternative uses, subject to planning. 21 car parking spaces—additional parking may be available.

Accommodation

The accommodation comprises:-

	Sq.m	Sq.ft
Ground Floor	362.25	3,903
First Floor	396.6	4,270
Total (NIA)	759.2	8,173

Business Rates

The property is currently assessed as follows:
2023 Rateable Value (office use): £43,000
Estimated rates payable (2025): £23,865 per annum
The rates are based on the UBR for 2025 of 0.555 pence in the pound. All interested parties should make their own enquiries with the local rating authority to verify their rates liability.
The premises may need to reassessed should a change of use be required.

Planning & Use

The offices have planning permission for uses within Class E of the Use Classes Order, such as leisure, disaster recovery, training uses. The office building may also suit alternative uses, subject to planning.

Terms

The premises are available on flexible lease terms at a Guide Rental of £60,000 pa + VAT, Incentives maybe available, subject to negotiation. Consideration may also be given to splitting Tomo House into individual floors or suites.

Services

Mains water, gas and electricity are connected to the building. The property also benefits from full fire and intruder alarms. There are some shared services with the rear warehouse.

Local Authority

Mid Suffolk District Council.

Energy Performance Certificate (EPC)

B(46)

Viewing

Strictly 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.

May 2025



Site Plan - Indicative Only



Directions

From the A14, exit at the Cedars Interchange and head north east towards A1120. Exit the roundabout onto the A1120. At the next roundabout, take the 3rd exit onto Gun Cotton Way. After going straight across the next four roundabouts, at the fifth, take the 1st exit onto Tomo Road. Take the first left, where Tomo House will be found on the right hand side.

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