

A former Victorian dairy, that now offers office, studio and workshop facilities in a delightful rural location just outside Orford.

TO LET
From £2,520 PAX
Ref: B121/JG
Unit 10
Richmond Old Dairy
Gedgrave
Woodbridge
Suffolk
IP12 2BU



First Floor office/studio space extending to 280sq ft (26sq m) within this former Victorian dairy in a delightful rural location just outside of Orford.

Available Immediately.

Contact Us



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Location

The premises will be found in a delightful rural location within the parish of Gedgrave, along the Gedgrave Road a short distance to the west of the popular coastal village of Orford. Nearby occupiers include Pump Street Bakery, Velcourt and the National Trust.

Orford is considered one of East Suffolk's most desirable villages, with much to offer in terms of shops, cafes, pubs and restaurants. It also boasts the Pump Street Bakery, which was a finalist in the BBC Food and Farming Awards, and Butley Orford Oysterage which is run by the Pinney family. There are various pubs including The King's Head, the Jolly Sailor and The Crown & Castle. The village has a distinctive twelfth century castle where one can visit the keep and climb to the top of the tower for beautiful views of the estuary, spit and out to sea. Within easy driving distance are Snape, Aldeburgh, Woodbridge and Wickham Market. Trains to London's Liverpool Street connect at Ipswich, Woodbridge, Melton and Wickham Market.

Description

The premises form part of a former Victorian dairy, that were converted in recent times by the Gedgrave Estate, to create buildings that are suitable for use as offices, studios or workshops. The buildings are predominantly of traditional Suffolk red brick construction, combined with part timber clad elevations, underneath pitched pantile roofs.

Unit 10 is a first floor office/studio that extends to 280sqft (26sq m). The unit comprises a single open plan office accessed from its own internal staircase via a shared lobby. There is communal wc and teapoint facilities available. The office has windows to 3-aspects, a vaulted ceiling and electric wall panel heaters.

There is a shared block paved courtyard area to the front of the building, together with a generous shingled area for parking.

Terms

The premises are available to rent on a new internal repairing and insuring lease or licence on terms to be agreed. A deposit will be required which will be the minimum equivalent of three month's rent.

Insurance

The Landlord will insure the building and re-charge a suitable proportion of the premium to the Tenant. The Tenant will need to insure their own contents.

VAT

VAT will be payable on the Rent and the Service Charge.

Service Charge

The aforementioned Service Charge covers the maintenance of building and the communal areas, the cost of water and drainage. The estimated Service Charge for 2025 is £1300+VAT and payable monthly.

Rateable Value

£2,325. Rates will be the responsibility of the Tenant, although Small Business Rate Relief may be available.

Services

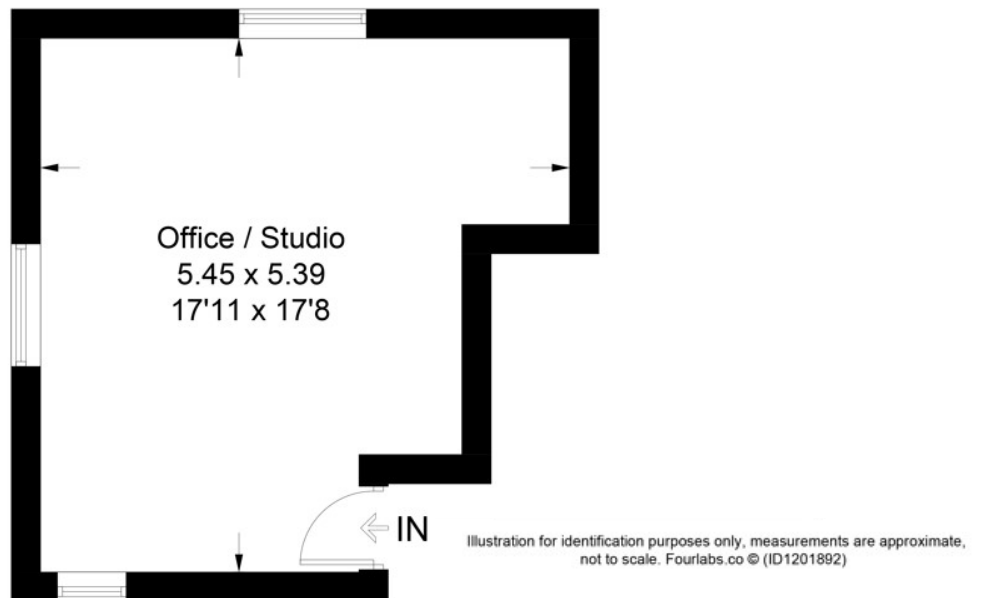
Mains electricity and mains water are connected to the premises. Drainage is via a shared private treatment plant. Water and drainage are included as part of the Service Charge, whilst electricity will be re-charged by the Landlord via a check meter at the prevailing rate.

Local Authority

East Suffolk Council.

Viewing

Strictly by appointment with the agent.



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

Entering Orford from the north on the B1084, continue into the village turning right just after the primary school onto Mundays Lane. Continue to the end of the road, turning right onto Castle Terrace before turning right again onto Gedgrave Road. Continue along Gedgrave Road where the premises will be found after approximately half a mile.

For those using the What3Words app: [///tulp.redeeming.chromatic](https://www.what3words.com/#!/tulp/redeeming/chromatic)



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