

A recently refurbished building extending to approximately 14,250 sq ft (1,324 sqm), with good yard, that is available for temporary storage, located in an accessible location close to the A12 between Woodbridge and Martlesham Heath.

TO LET

£4,000 PCM

Ref: B133/52/OFJ

Units 52-54
Martlesham Creek
Industrial Estate
Sandy Lane
Martlesham
Suffolk IP12 4SD



A recently refurbished storage building of approximately 14,250 sq ft (1,324 sqm) with good yard area, that is available for a short term let.

Minimum eaves height of approximately 17'6 (5.35m).

Good yard facilities.

Available on a short term lease/licence.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The building forms part of the popular Martlesham Creek Industrial Estate, located along Sandy Lane in Martlesham and well located for both Woodbridge and Martlesham Heath Business Park, together with the A12 and A14 road network linking with the international container port of Felixstowe (12 miles), London via the A12 and the Midlands via the A14.

Description

The building has recently undergone a programme of refurbishment. The building is of steel portal frame construction with a minimum eaves height of approximately 17'6 (5.35m) and clad externally with part facing brick/part insulated steel panels, under a newly replaced insulated steel panel roof. Units 52-54 extend to approximately 14,250 sq ft (1,324 sqm) and offers an open clear span storage facility.

Services

The premises is connected to mains electricity, water (currently via a landlord's sub-meter) and drainage.

EPC

Predicted C.

VAT

VAT is payable on the rent.

Business Rates

To be reassessed.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

Terms

The property is available on a new short term, temporary lease or licence for 6 to 12 months. A deposit will be required equivalent to a minimum of 3 months' rent.

Service Charge

The Landlords will look to raise a modest service charge towards the maintenance of the communal yard and surrounding landscaped areas.

Insurance

The Landlords will insure the premises and recharge the premium to the Tenant, which is payable in full when demanded.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Viewing

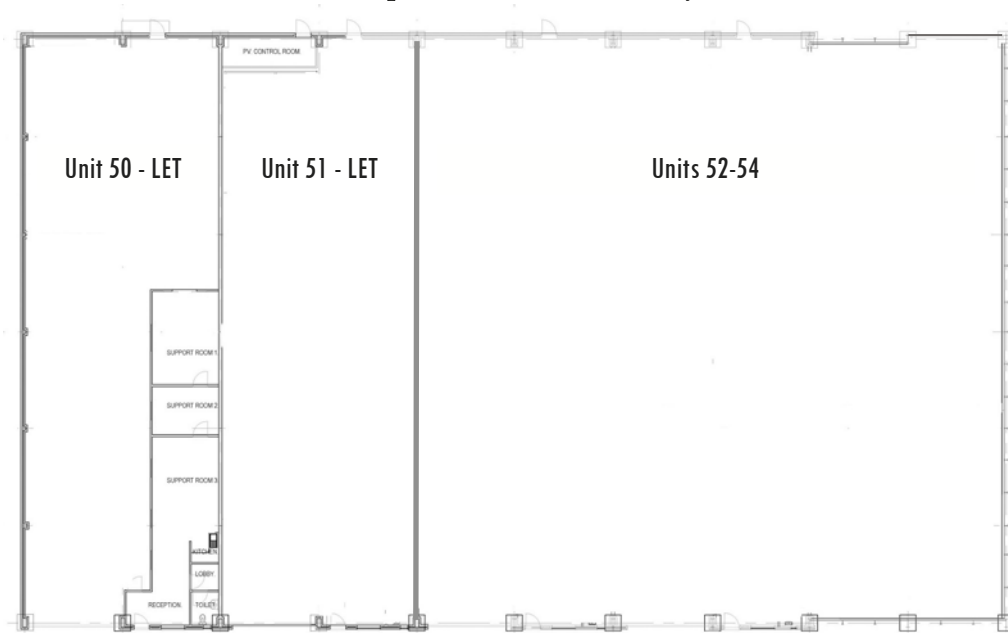
Strictly by prior appointment with the agent.



Site Plan - Indicative Only



Floorplan - Indicative Only



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.

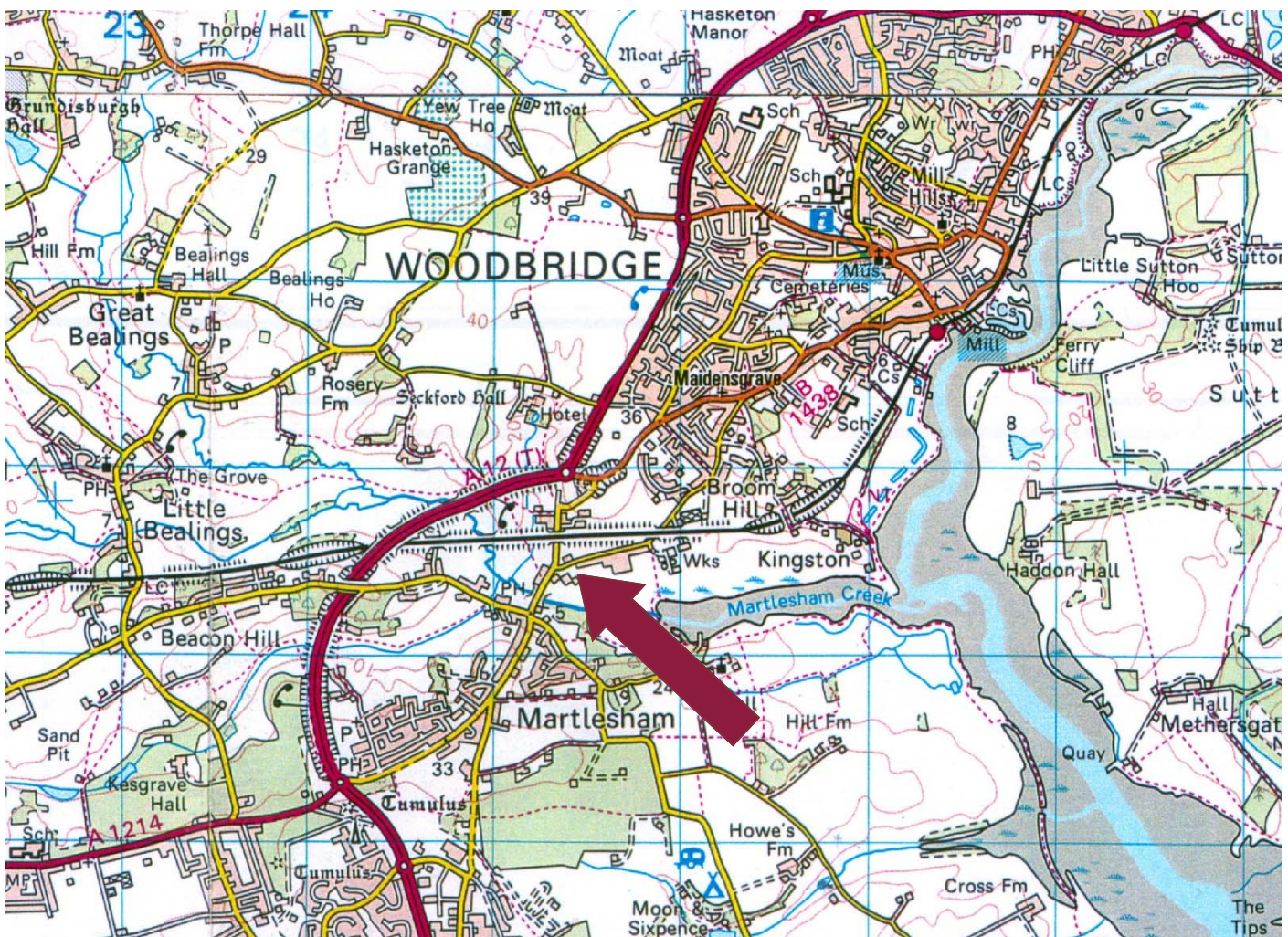
3. The Landlords are related to a partner of Clarke & Simpson.

May 2025

Directions

Heading in a northerly direction on the A12, at the roundabout to the south-west of the town, continue onto the B1438. At the next mini-roundabout turn right. Continue under the railway bridge and take the next turning left into Sandy Lane where the entrance to the premises will be found a short way along on the right hand side.

For those using the What3Words app: [///alternate.flashing.cloud](http://alternate.flashing.cloud)



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