

*A former farm building that now offers ground floor office / gym / studio space in a delightful rural location just north of Ipswich.*

TO LET  
£17,500 PAX  
Ref: B148C

The Gym  
Tuddenham Hall Farm  
Tuddenham  
Ipswich  
IP6 9DD



Semi-detached office/studio space extending to 1,262 sq ft (117sqm) within this former farm building in a delightful rural location just outside Tuddenham, north of Ipswich.

**Available Immediately**

Contact Us



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## Location

The property is located at Tuddenham Hall Farm, just outside the village of Tuddenham St Martin. Nearby occupiers at the farm include Paddy & Scotts Coffee, Foulgers Dairy and The Wooden Garden Obelisk Company.

The premises is just 6 miles from Woodbridge and 5 miles from the centre of Ipswich, which has a mainline station with trains to London Liverpool Street.

## Description

The premises form part of Tuddenham Hall Farm that were converted in recent times by the owners to create buildings that are suitable for use as offices, studios or workshops. Until recently, the subject property has been used as a gym and personal training studio, but could be used for a variety of other professional uses.

## Terms

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

## Services

Mains electricity and water are connected to the property. Electricity and water usage will be re-charged by the Landlord via a sub-meter at the prevailing rate. Wall mounted electric panel heaters. Private treatment plant foul drainage system.

## Rateable Value

The property is not currently rated for business rates. However, if the property does become rated in the future, business rates will be the responsibility of the Tenant.

## Local Authority

East Suffolk Council.

## EPC

To be confirmed.

## Viewing

By appointment with Clarke and Simpson.



## Floorplan - Indicative Only



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232858)

### 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.

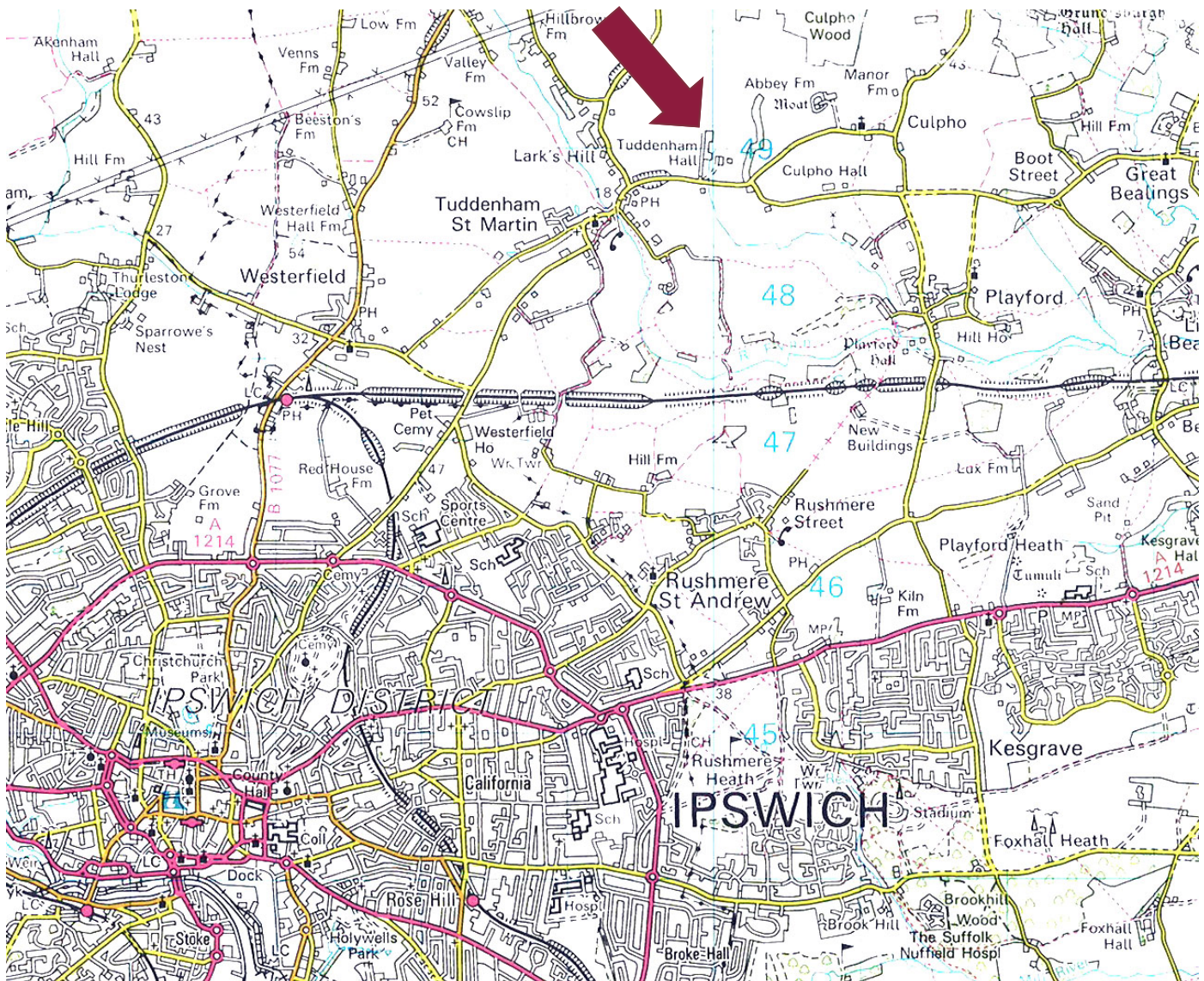
*August 2025*



## Directions

From Tuddenham, head east out of the village on Grundisburgh Road and after approximately 1/2 a mile, turn left off the highway up a private track towards Tuddenham Hall Farm, signposted 'Tuddenham Hall'. On reaching the farmyard and buildings take the second right where the property will be found behind Paddy and Scotts.

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