

*A farm building now offering  
4,504sq ft (419sqm) of storage or  
warehousing space.*

TO LET  
£18,000 PAX  
Ref: B148C

The Grain Store  
Tuddenham Hall Farm  
Tuddenham  
Ipswich  
IP6 9DD



Storage barn/warehouse of 419 sqm (4,504 sq.ft) last in agricultural use.

Situated north of Ipswich equidistant to the A14 at Claydon and the A12 north of Woodbridge.

**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 property comprises a former grain store of 4504sq.ft (419sq.m) now offering extensive warehousing/storage space. The unit has a 4.28m clearance to eaves height and 6.81m clearance at the ridge. The electric roller shutter door has a height of 4.68m and a width of 5.74m.

### 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 is connected to the property. Electricity will be re-charged by the Landlord via a sub-meter at the prevailing rate.

### 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

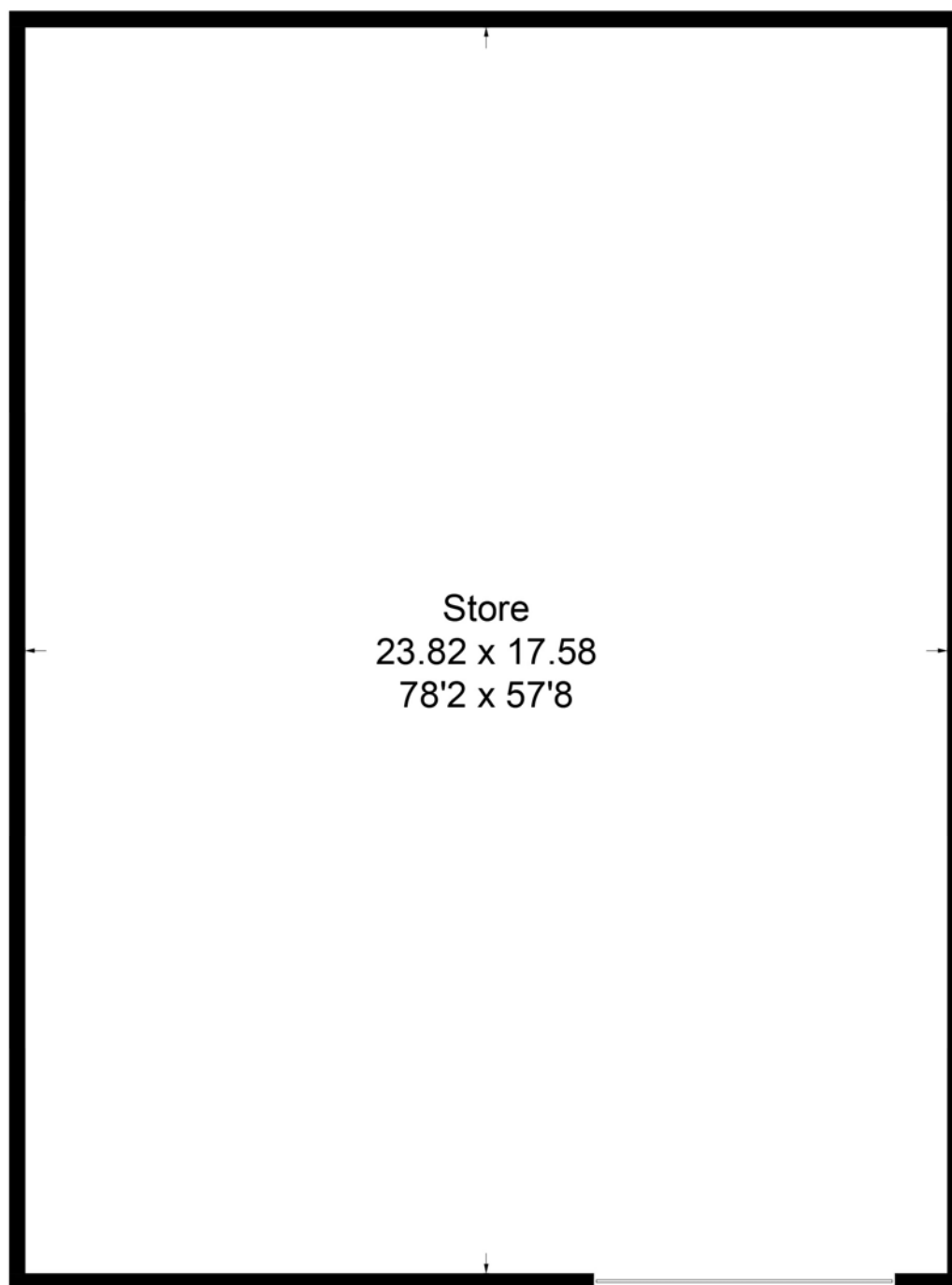
To be confirmed.

### Viewing

By appointment with Clarke and Simpson.



## Floorplan - Indicative Only



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
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### 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*



