

Two industrial workshops / warehouses located at Brockford Service Station and Garage in a prominent position on the A140.

TO LET
From £20,000 PAX
Ref: B287(B)/JG

Workshop Units
Brockford Garage
The Street
Brockford
Suffolk
IP14 5PF



Two warehouse / workshops units of 335sqm and 507sqm, located adjoining Brockford Service Station on the A140.

Available individually or together. New lease(s) available

Contact Us



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Location

The property is conveniently located for access to the A140, which provides good road links northward towards Diss and Norwich, 10 miles and 29 miles respectively, west to Bury St Edmunds, 23 miles, and southwards toward Ipswich and Stowmarket, which are 16 miles and 9 miles distance respectively. Diss, Norwich, Ipswich and Stowmarket all have railway stations providing a regular commuter service to London's Liverpool Street, as well as excellent shopping facilities.

Description

Two industrial workshops / warehouses situated at Brockford Service Station. This recently renovated service station comprises a BP fuel forecourt with Budgens Supermarket, hand car wash, retail units and storage/office spaces.

The accommodation comprises:-

	Sq.m	Sq.ft	Rent	Availability
Front Warehouse	315	3385	£20,000	To Let
Rear Warehouse	507	5447	£30,000	To Let
Available individually or together				

The front warehouse has 7 roller shutter doors for access and was previously used as a vehicle repairs and MOT business. The rear warehouse has a single roller shutter door of 4.85m w x 4.61m h, previously being used for HGV repairs.

Features include:-

- Three phase electricity
- Ideal for vehicle and HGV repairs
- Roller shutter door access
- Minimum eaves height of 3.75m
- Suitable for a variety of uses

Terms

The units are available to rent on an effective full repairing lease for an initial term of 5 years, outside the Landlord and Tenant Act. A deposit will be held by the Landlord equivalent to three months rent, plus VAT.

Service Charge

An annual service charge is payable towards buildings insurance, utilities and maintenance of common areas.

VAT

We understand the property is elected for VAT and therefore VAT is payable on the rent and service charge.

Services

We understand mains three-phase electricity and water are to be connected to the units. We have not undertaken any detailed investigations in relation to the availability and capacity of services and prospective purchasers should satisfy themselves in this regard.

Energy Performance Certificate (EPC)

To be confirmed.

Rateable Value

The units are to be assessed by the Valuation Office Agency.

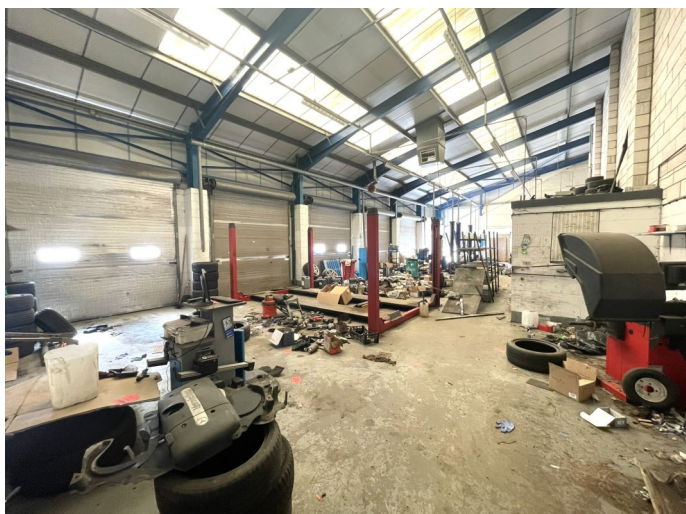
Local Authority

Mid Suffolk District Council.

Viewing

Strictly by appointment with Clarke and Simpson.





Floorplan - Indicative Only

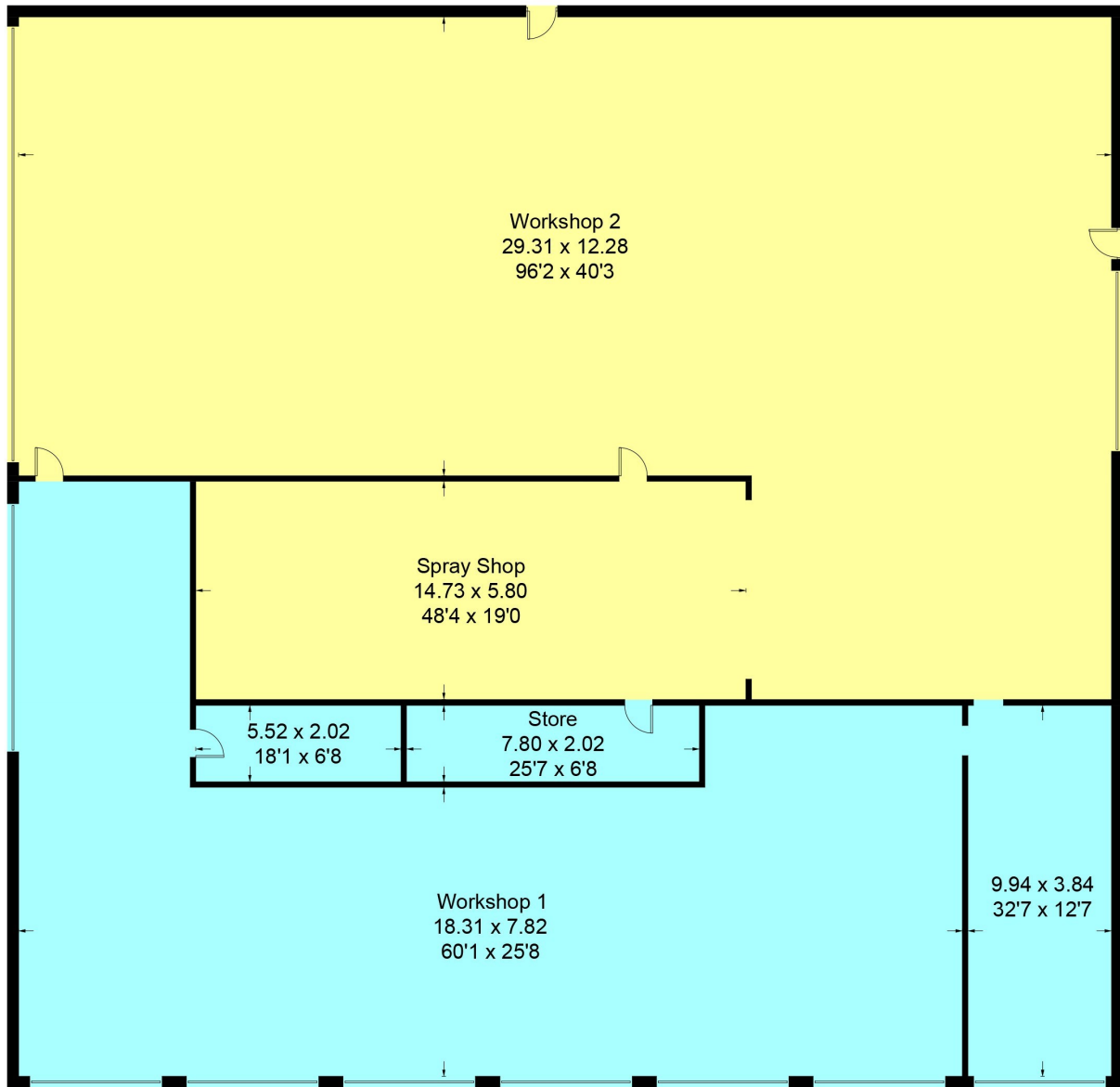


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240760)

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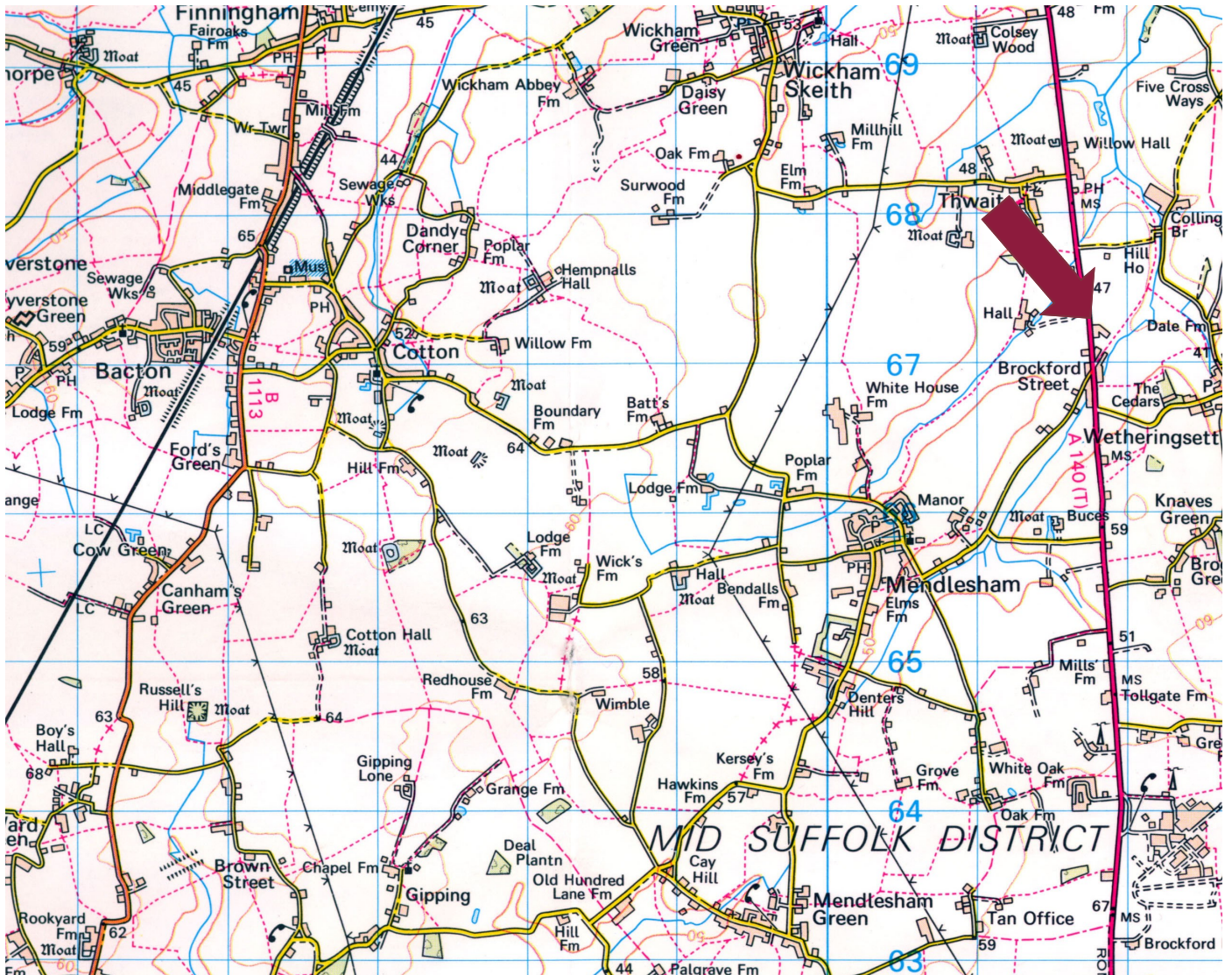
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

October 2025

Directions

From Diss, head south of the A140 towards Ipswich. After approximately 9 miles, you will find the village of Brockford where the property will be found on the left hand side, adjoining the BP Petrol Station.

For those using the What3Words app: [///chipper.sigh.shelving](http://chipper.sigh.shelving)



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