

*First floor stores / offices located at
Brockford Service Station and Garage in
a prominent position on the A140.*

TO LET
From £5,000 PAX
Ref: B287(C)/JG

Stores & Offices
Brockford Garage
The Street
Brockford
Suffolk
IP14 5PF



A range of storage suites / offices located at Brockford Service Station on the A140.

Four suites from 41sqm - 44sqm with lift access, LED lighting, electric heating and shared WC facilities

Available Now. New Lease Available

Contact Us



Clarke and Simpson
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And The London Office
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London SW1A 1NS

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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

A range of first floor stores/office/studio space located at Brockford Service Station. This recently renovated service station comprises a BP fuel forecourt with Budgens Supermarket, hand car wash, workshops and two new retail units.

The accommodation comprises:-

	Sq.m	Sq.ft	Rent	Availability
Store/Office 1	43	457	£5,000	To Let
Store/Office 2	41	440	£5,000	To Let
Store/Office 3	44	475	£5,000	To Let
Store 4	43	460	£5,000	To Let

Features include:-

- LED lighting
- Ample power points
- Electric heating
- WC facilities
- Fully carpeted
- Stair and lift access
- Velux roof lights to most units

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 electricity is 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

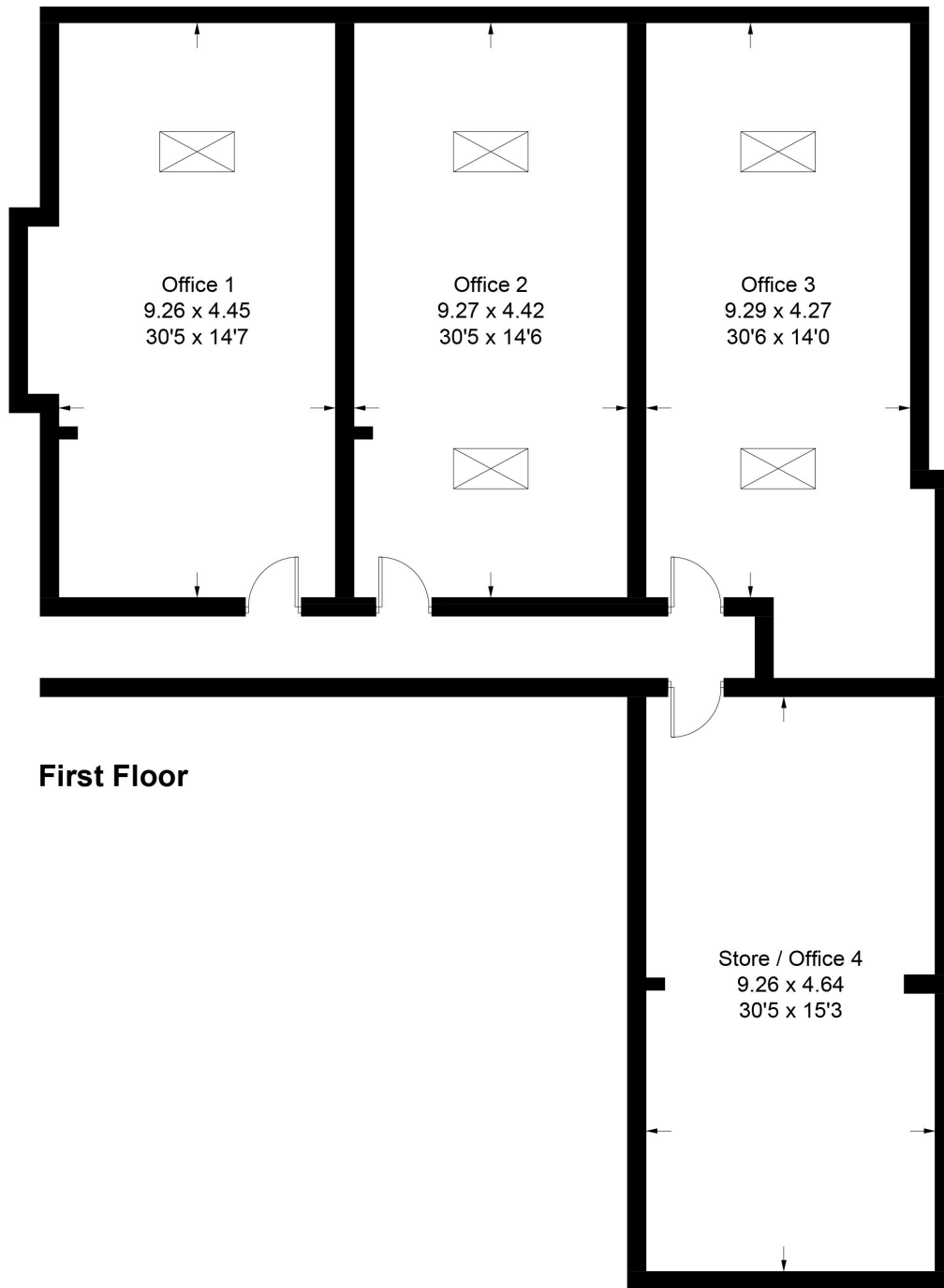


Illustration for identification purposes only, measurements are approximate,
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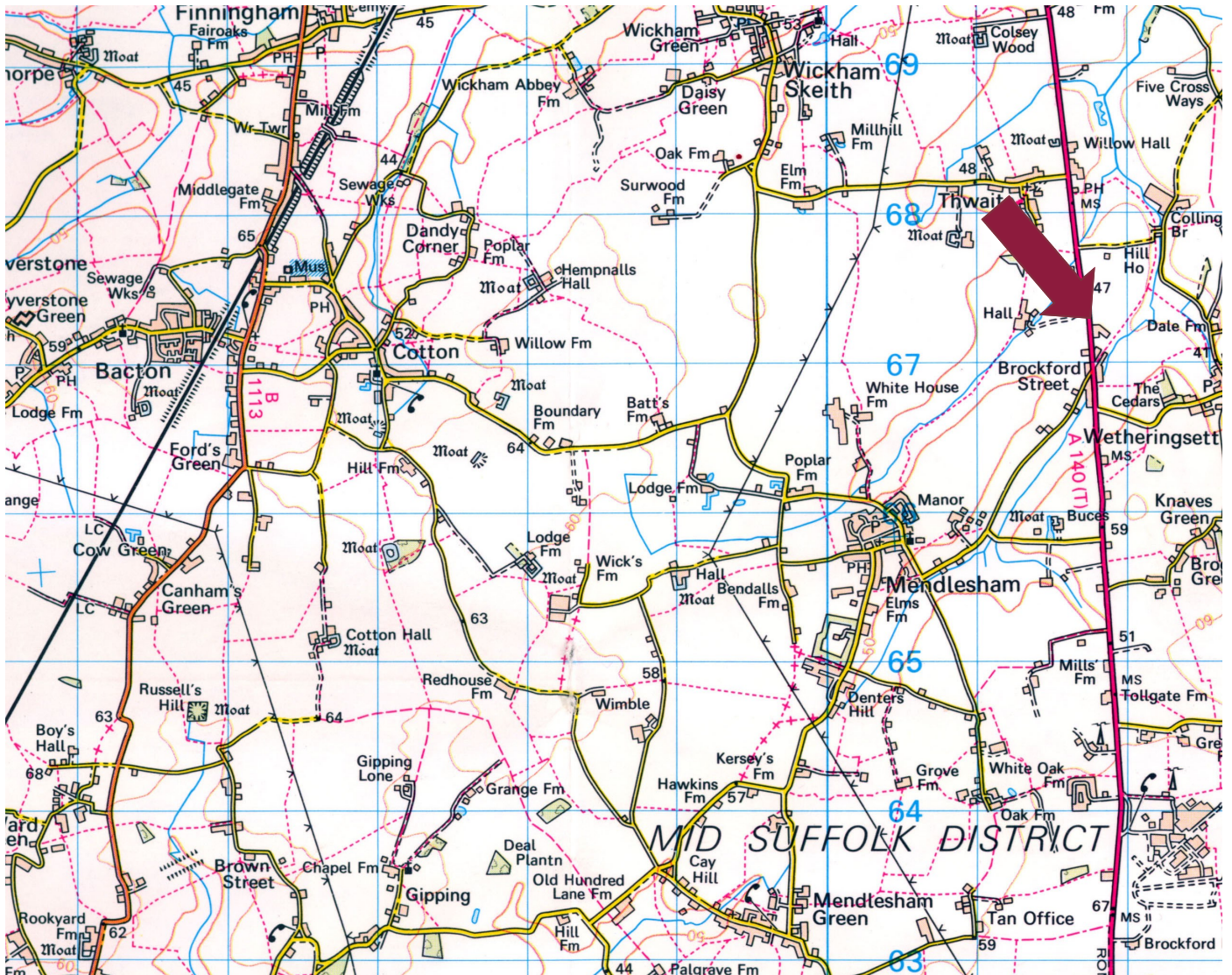
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

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 suites will be found at the BP Petrol Station.

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



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