

*A range of agricultural buildings for storage/workshop use, in a rural yet accessible location north of Ipswich.*

To Let  
From £23,896 PAX  
Ref: B076A

Maple Tree Farm  
Witnesham  
Ipswich  
Suffolk  
IP6 9EE



A range of agricultural buildings available for storage/workshop use. Up to 48,000sqft available at £2.00 per sqft with extensive hardstanding also available.

**READY FOR IMMEDIATE OCCUPATION**

Available as a whole, individually or on a subdivided basis.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

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

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

The premises can be found on Clopton Road and form part of Maple Tree Farm, a commercial hatchery and farm. The site is situated in a rural location to the edge of the village of Witnesham, which lies just a few miles to the north-east of the county town of Ipswich. The premises is approximately 7.3 miles from Woodbridge and 5.4 miles from Ipswich. The A12 is within a 6.7 miles drive via Woodbridge Road, providing direct links with Woodbridge and the A14 beyond.

## Description

Each of the buildings spans circa 62.69m x 17.73m. The details of the buildings are set out below:-

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Name	Approx Gross Internal Area	Summary Description	Rental Value PAX
Building 1	1111 sqm 11,948 sqft	Max internal height clearance: 2.69m Double doors of 2.70m high x 3.23m wide	£23,896
Building 2	1111 sqm 11,948 sqft	Max internal height clearance: 2.69m Double doors of 2.70m high x 3.23m wide	£23,896
Building 3	1111 sqm 11,948 sqft	Max internal height clearance: 2.69m Double doors of 2.70m high x 3.23m wide	£23,896
Building 4	1111 sqm 11,948 Sqft	Max internal height clearance: 2.69m Double doors of 2.70m high x 3.23m wide	£23,896
Hardstanding	1000 sqm 10,750 sqft	A single area of concrete hardstanding	Rent upon application

## NO POULTRY OR LIVESTOCK USES WILL BE PERMITTED

### Terms

The premises are available to rent as a whole, individually or subdivided, on what will be a new full repairing and insuring leases, for a period to be agreed.

### Deposit

A deposit will be required, which will be to the minimum equivalent of three months' rent.

### Insurance

The Landlord will insure the entire site and re-charge a proportion of the premium to the Tenant. The Tenant will need to insure their own contents.

### Services

Mains water and electricity are connected to the premises. Utility usage will be recharged to the Tenant by the Landlord.

### Costs

The Landlord will require an undertaking at the outset towards abortive legal fees. If the Tenant withdraws from any agreement, then this undertaking will be forfeited. Otherwise, each party will bear their own professional costs associated with the transaction.

### **Business Rates**

The premises are not currently assessed for Business Rates, however if the premises is assessed in the future, Business Rates will be the responsibility of the Tenant.

### **Local Authority**

Mid Suffolk Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX.

### **Viewing**

Strictly by appointment with Clarke & Simpson.











#### 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.

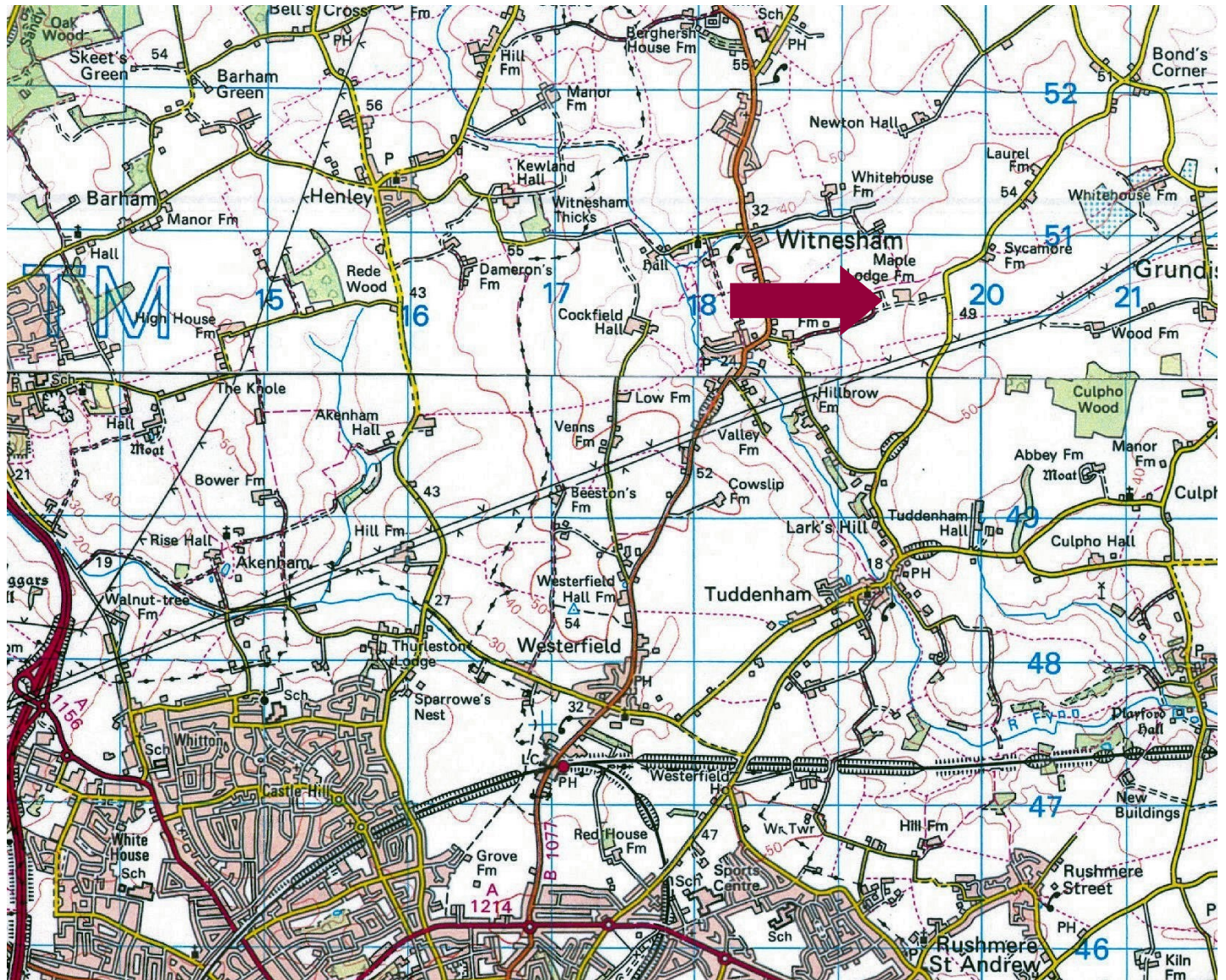
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*September 2023*

## Directions

From Ipswich, head north on the B1077 and once in the village of Westerfield, head north east towards the village of Tuddenham. Pass through the village of Tuddenham turning left onto Clopton Road. Follow Clopton Road for approx. 1.5 miles where the buildings will be found down a long drive signposted Maple Tree Farm.

What3Words : edit.pouch.violin



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