

*A semi-detached industrial unit of 3,287sqft on the outskirts of the popular and busy market town of Framlingham, with good links to A12, A140 & A14.*

TO LET  
£20,000+VAT PA  
Ref: B139/JG

Unit C2  
Charnwood Ind. Estate  
Framlingham  
Suffolk  
IP13 9PT



A semi-detached industrial unit with parking and yard facilities.

Approximate gross internal area of 3,287 square feet (306 square metres) including main workshop/warehouse, generous offices, kitchenette and WC facilities. Plus mezzanine of 1119sqft (104sqm).

Available from May 2024.

Contact Us



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

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

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## **Location**

The premises forms part of the established Charnwood Industrial Estate, a short distance to the west of the market town of Framlingham. Other nearby occupiers include Charnwood Mill, Castle Vets, Thompson Coaches and Hugh Leeper Swimming Pools and Tarpaulins.

Framlingham itself is a desirable and growing market town, located just 6 miles to the north of the A12 trunk road and 19 miles to the north-east of the county town of Ipswich. The A12 provides road links with Ipswich (12 miles) and Felixstowe (17 miles) to the south and Lowestoft (33 miles) to the north. The A140 is within 10 miles and provides excellent road communications with Norwich, the Midlands, London and the national motorway network.

## **Description**

This semi-detached unit is of steel portal frame construction clad externally in insulated rolled steel sheets with an electrically operated roller shutter door and personnel doors providing access. The building also benefits from two generous offices, kitchenette, store and WC facilities and a substantial mezzanine store. Internally the unit extends to approximately 3,287qft (306sqm) plus a 1119sqft (104sqm) mezzanine.

Externally there is car parking and shared yard facilities.

## **Terms**

The premises are available to let on a new full repairing and insuring business lease, upon terms to be agreed. The quoting rent is £20,000 per annum exclusive and any lease will be excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954.

## **Deposit**

A deposit will be held by the Landlord equivalent to three months rent.

## **Services**

The property benefits from mains 3-phase electricity connection. Water and foul drainage are also connected.

## **VAT**

VAT is charged on the rent.

## **Insurance**

The Landlord will insure the premises and recharge the premium to the Tenant. The Tenant will need to insure their own contents.

## **Outgoings**

All outgoing charges will be the responsibility of the Tenant.

## **Rateable Value**

£12,750. Business Rates will be the responsibility of the Tenant.

## **Legal Costs**

Each party to be responsible for their own legal costs.

## **Local Authority**

East Suffolk Council.

## **EPC**

B(46)

## **Viewing**

By prior 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.

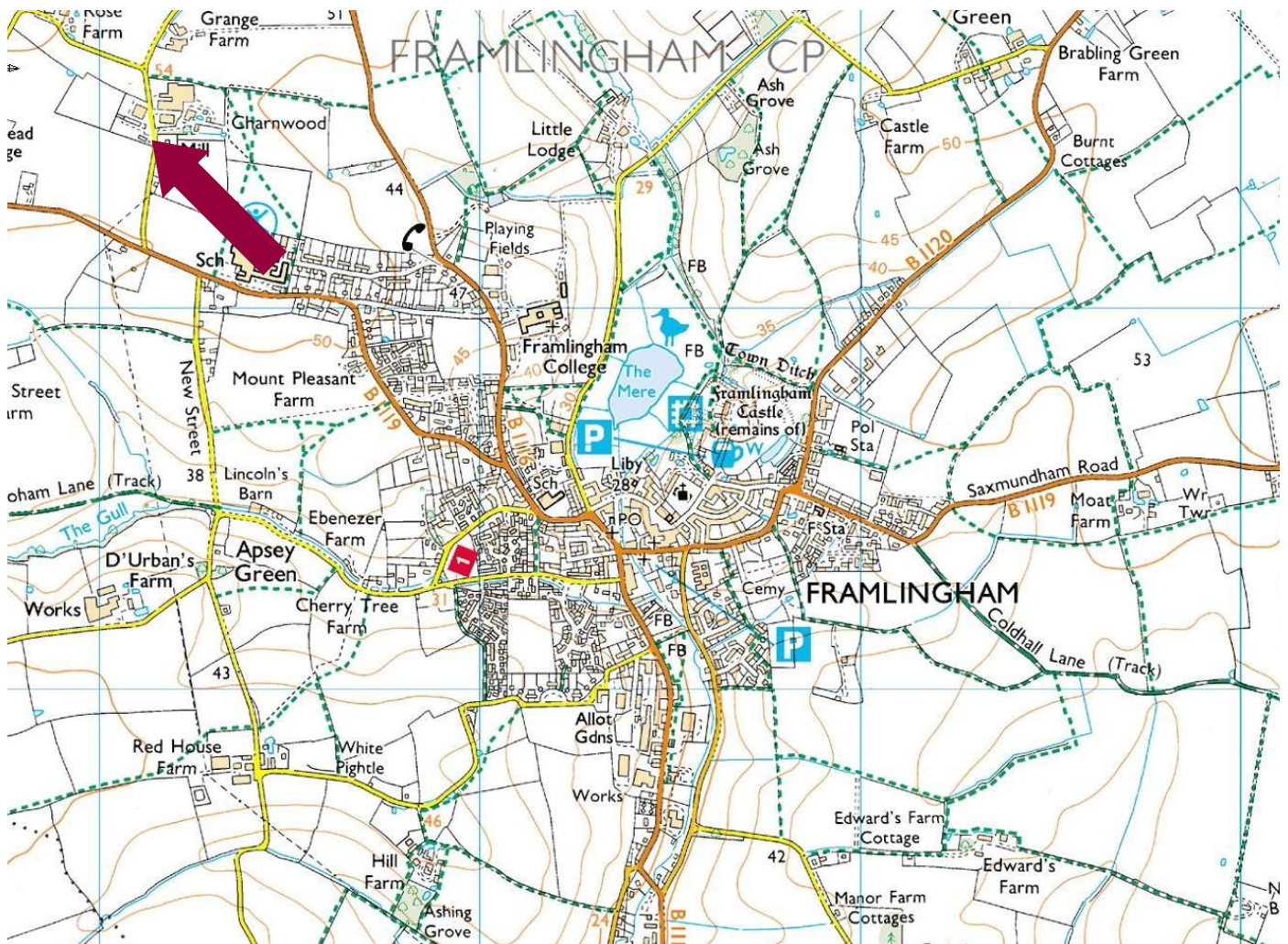
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*March 2024*

## Directions

From the Agent's office in the centre of Framlingham, proceed in a westerly direction on the B1119 towards Saxtead. Continue past Thomas Mills High School on your right and take the next turning on your right into Pepperwash Lane. Continue along this road for a short distance, and the entrance to the Industrial Estate will be found on the left hand side.

For those using the What3Words app: ///roosters.obliging.strategy



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.