

*A smart rural office / studio of  
61sqm located in a charming setting  
on the Gawdy Hall Estate near  
Harleston.*

**TO LET**  
£7,000 per annum  
Ref: B142A/JG  
The Cartlodge  
Lodge Farm  
Redenhall  
Norfolk  
IP20 9NY



A spacious Class E commercial premises extending to approximately 661 square feet (61 square metres) in all and comprising a three main rooms, with wc and parking.

An ideal workshop, studio, office or store.

**Available Immediately**

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 are located at Lodge Farm on the Gawdy Hall Estate near Harleston.

Harleston is a thriving market town which has an excellent range of shops including a supermarket, doctors, dentists and veterinary surgeries, schools, hotels, a number of restaurants and inns. The town is conveniently located adjacent the A143 bypass providing easy access west to the A140 approximately 8 miles away at Diss, and east to Lowestoft (22) miles. Norwich can be accessed 21 miles to the north, Ipswich 32 miles to the south and Bury St Edmunds, the A11 and the Midlands beyond to the west via the A14.

## **Description**

The Cartlodge comprises a semi-detached office premises of 61 sqm (661sqft) and was originally converted in 2019/2020. The premises has 3 main office spaces with vaulted ceilings, carpet or hardwood floors and ample electric points throughout. The main central office also benefits from workshop style double doors that open out for wider access. The unit also has a WC, complete with small sink and hot water connection.

Two parking spaces are adjacent to the unit. Further parking may be available upon request.

The previous use was as a recording studio, however the Landlord would be open to other professional uses. The property would make an ideal workshop, studio, office or store.

## **Terms**

The premises are available to rent on a new lease with a minimum term of 3 years at an annual rent of £7,000 per annum exclusive. 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.

## **Insurance**

The Landlord will insure the building and recharge the premium to the Tenant.

## **Services**

Electricity, water and foul drainage are connected to the property and sub-metered. All utility charges will be payable by the Tenant.

## **Planning**

Class E under the Town and Country Planning Act 1990.

## **Rateable Value**

£3,850. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

## **VAT**

VAT is not payable in addition to the rent.

## **Legal Costs**

Each party to be responsible for their own legal costs.

## **Local Authority**

South Norfolk District Council.

## **EPC**

D(78)

## **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.

*October 2024*

**Directions**

From Harleston, proceed out of the town on Station Road and Station Hill before turning right onto Gawdy Lane. Following the road further for approximately 1/4 of a mile, you will find the entrance to Lodge Farm on the left hand side. Continue down the track where the property will be found on the left hand side within a block of converted former agricultural buildings.

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