

A recently updated former agricultural building offering storage and workshop facilities extending to nearly 1,500 sq ft and forming part of High Farm on the outskirts of Dallinghoo.

TO LET
£9,600 PAX

Ref: C931/TN

Building C1
High Farm
Dallinghoo
Woodbridge
IP13 0HJ



A former agricultural building that extends to approximately 1,462 sq ft (136 sqm) offering storage and workshop facilities.

Ready for immediate occupation.

Contact Us



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Location

The building forms part of High Farm, Dallinghoo - a quiet and desirable village located in East Suffolk.

The buildings is within easy reach of the popular town of Woodbridge, which is approximately five miles to the south. The village of Wickham Market is located only three miles to the north east which has local amenities such as a co-op food store, veterinary services, a post office and various takeout outlets.

The A12 provides easy access further north towards Stratford St Andrew and Saxmundham, while heading south towards the Woodbridge, Martlesham and Ipswich.

Description

The premises comprises a former agricultural building of block, steel and timber construction. On the front of the building there is a pedestrian door and a vehicular door that open outwards with an approximate width of 7.9ft and height of 7.1ft. The building is well equipped with three phase electricity branching into several plug sockets, and a mains water tap in one corner. The unit is well lit with 3 double glazed windows, further single glazed windows and four skylights. The workshop also benefits from eight strip lights and a oil fired workshop heater (although this has not been used recently).

The unit has recently undergone various improvements with insulation being added to the blockwork and new cladding being installed on the front elevation of the building.

A brief description of the building is detailed below:

Description	Approx SQM	Approx Square Feet	Rent PAX
Building C1 Edged red on plan below	136	1,462	£9,600PAX

Site Plan - Indicative Only



Terms

The premises are available to rent on what will essentially be a new internal repairing and insuring lease.

VAT

VAT is not payable on the rent.

Rateable Value

The current rateable value is £2,750. Small Business Rates Relief may be available.

Insurance

The tenant will be required to pay contents insurance and a contribution to the landlord's insurance of £140 per annum

Services

Three phase electricity is installed in the premises as well as benefiting from mains electricity and water. The Landlord will recharge the cost of the electricity at the prevailing rate to the Tenants.

Local Authority

East Suffolk Council.

EPC

This property's energy rating is E.

Viewing

Strictly by appointment with the agent.

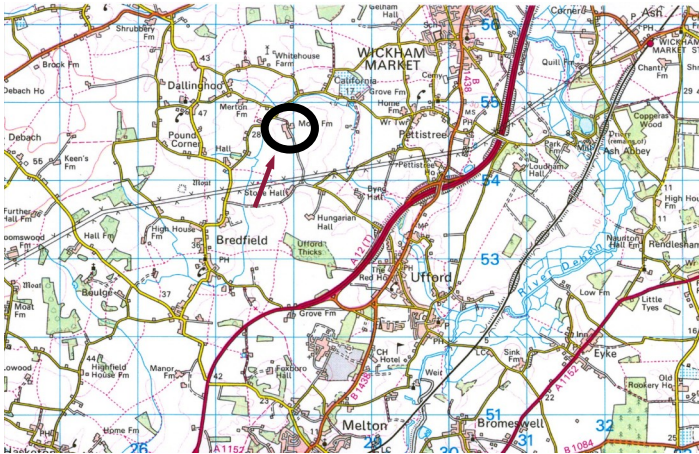


NOTES

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



Travelling northbound on the A12, leave signposted for Pettistree, Ufford & Wickham Market. At the end of the slip road off of the A12, turn right onto the B1438, heading towards Ufford & Hungarian Hall. Continue for approximately 1 mile on the B1438 heading into the village of Ufford, taking the 2nd right hand turning onto Byng Hall Road. Continue on Byng Hall Road for approximately 1 mile. At the fork in the road, with a grass bank in the centre, follow the road round to the right. In approximately 0.5 of a mile the properties will be on your left hand side.

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