

*A workshop/warehouse with offices,  
set in a rural position in the village  
of Framsdén.*

TO LET  
£8,500 PAX  
Ref: B150A/JG

Unit at High House Farm  
Birds Lane  
Framsdén  
Stowmarket  
IP14 6HR



A former equine veterinary premises comprising workshop/warehouse, two good sized offices, storage and mezzanine, extending to 90sqm (968sqft).

The property is located at High House Farm in the village of Framsdén.

Contact Us



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## Location

The premises are situated in a rural position at High House Farm, Framsdon. Framsdon is a rural village west of Framlingham and north of Ipswich.

Stowmarket—11.5 miles, Framlingham—7.7 miles, Ipswich—11.8 miles

## Description

The unit comprises a former equine veterinary surgery/clinic, offering excellent workshop/warehouse space for Tenants with alternative uses.

The unit has two good sized offices, store and main workshop. The workshop/warehouse area has a vaulted ceiling, double doors for access and stairs leading up to a small mezzanine storage area. To the front of the premises is a small shared wc and wash room. The premises have a net internal area of approximately 968 square feet (90 square metres).

## Terms

The premises are available to rent on a new lease with a minimum term of 3 years at an annual rent of £8,500 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be on the basis of internal repairing obligations. 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 & Outgoings

Electricity and mains water are connected to the property.

Electricity charges will be the responsibility of the Tenant. Reasonable water usage is included within the headline rent. For occupiers with significant water usage, an additional charge for water will apply.

## Rateable Value

£9,700. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

## Legal Costs

Each party to be responsible for their own legal costs.

## Local Authority

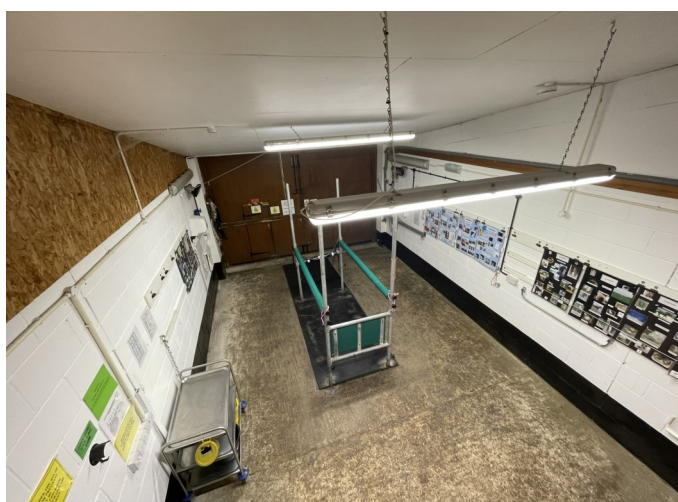
Mid Suffolk District Council.

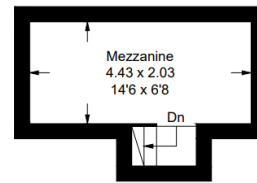
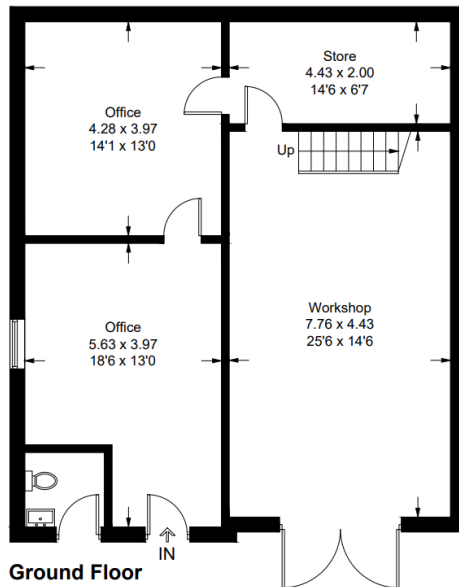
## EPC

To be confirmed.

## Viewing

By appointment with Clarke and Simpson.





**Mezzanine**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1060701)

**NOTES**

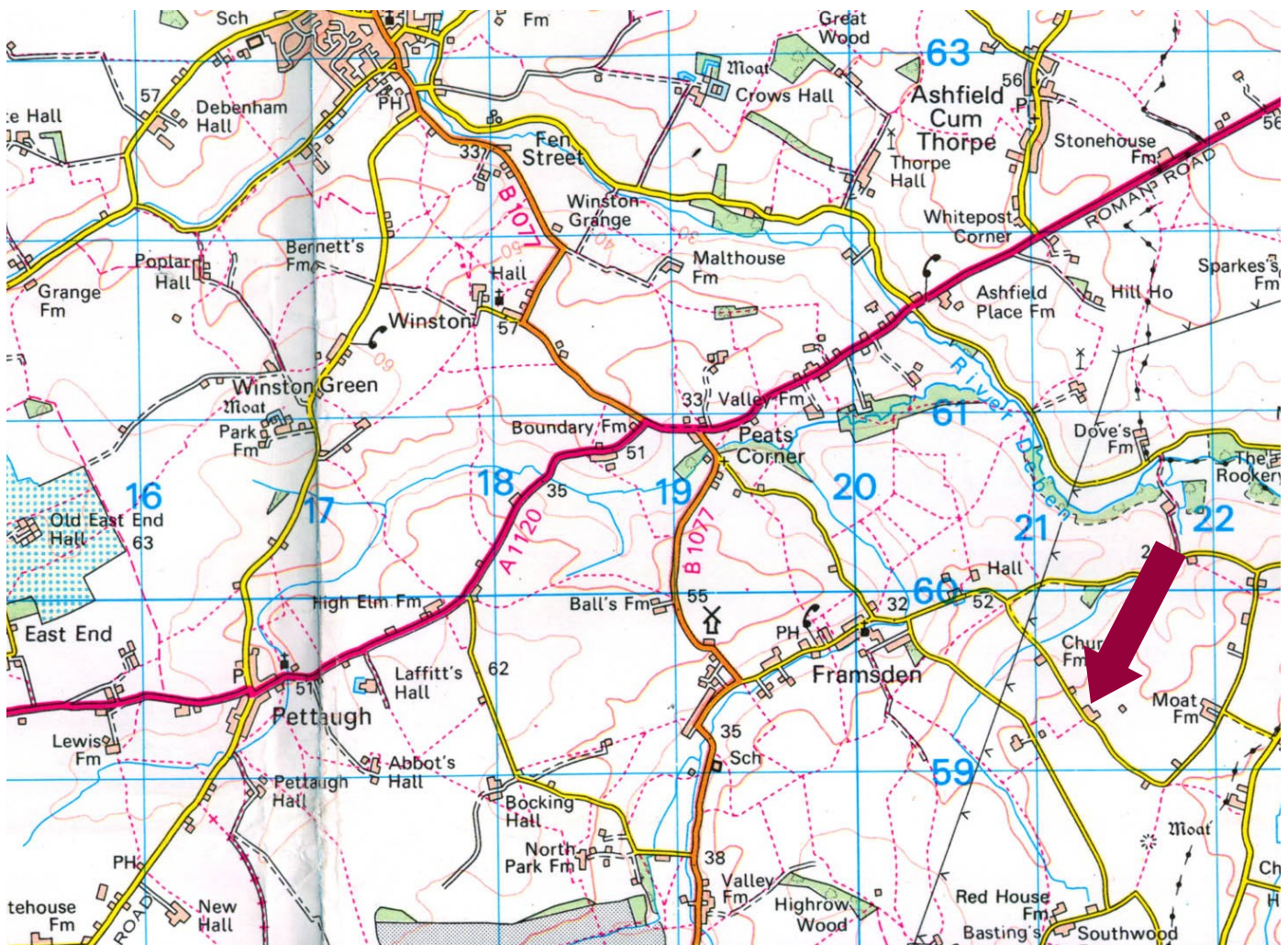
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

## Directions

From the A1120 between Pettaugh and Earl Soham, head south on Mill Hill towards the village of Framsdén. Upon reaching The Street (B1077), turn left and proceed through the village. After passing through the village, turn right onto Birds Lane, where the property will be located after approximately 1/2 mile on the left hand side.

For those using the What3Words app: [///meanings.half.amplifier](http://meanings.half.amplifier)



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