

A former farm building that now offers office or studio space in a delightful rural location between Framlingham and Saxmundham TO LET From £6,600 PAX **Ref: B174/JG** Office at Upper Grove Farm Lintotts Road Rendham Saxmundham **IP17 2AS**



A single office providing workspace extending to 129sq ft (12 sq m) within this former farm building in a delightful rural location between Framlingham and Saxmundham.

Available Immediately.

Contact Us



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Location

The property is located at Upper Grove Farm, Rendham, approximately halfway between the market towns of Framlingham and Saxmundham.

Rendham Village - 1.6 miles A12 - 1.9 miles Saxmundham - 3.6 miles Framlingham - 6.4 miles Ipswich - 23 miles

Description

The premises form part of Upper Grove Farm where former agricultural buildings have been converted in recent times by the owners to create independent office spaces.

This office measures approximately 3.80m x 3.13m and provides a light and airy space, with its own external access. The office is smartly presented with solid wood floors and vaulted ceilings. In addition, the property has access to a communal kitchen and wc facilities. Parking is also available adjoining the office.

The space would make a perfect artist studio or office for a professional business looking to be located in the Framlingham/Saxmundham area.

Terms

The premises are available to rent on a new internal repairing and insuring lease on terms to be agreed.

Deposit

A deposit will be required which will be the minimum equivalent of three month's rent.

Insurance

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

VAT

VAT will not be charged on the rent.

Service Charge

Not applicable.

Rateable Value

The premises is currently un-rated. However, rates will be the responsibility of the Tenant if they fall due.

Services

Mains electricity and broadband is connected to the office. Mains water and foul drainage connections are available in the communal areas. Electricity and water charges are included within the rent.

Local Authority

East Suffolk Council.

EPC

Not applicable.

Viewing

Strictly by appointment with the agent.













NOTES

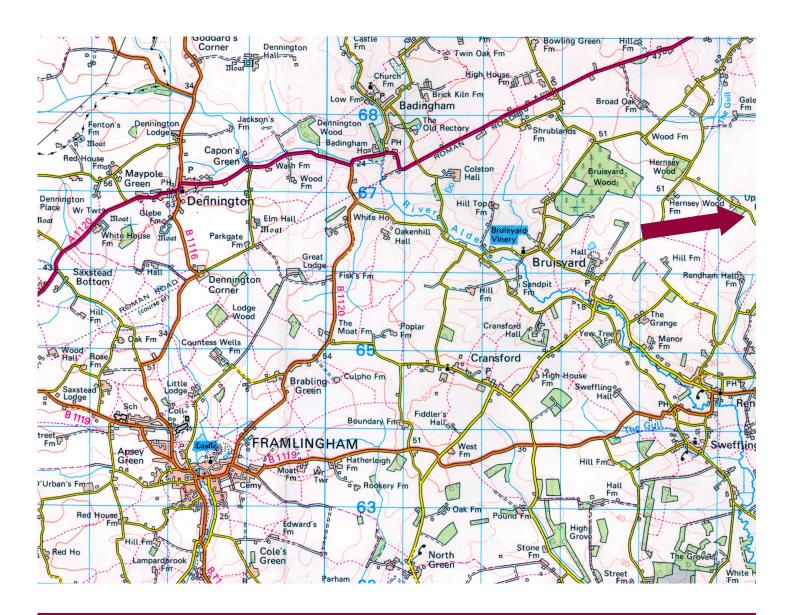
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- 2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.



Directions

The property is situated to the rear of Upper Grove Farm Yard.

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