

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

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.

August 2024

Directions

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

For those using the What3Words app: [///impresed.tasteful.tortoises](https://www.what3words.com/impresed.tasteful.tortoises)



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