

A former farm building that now offers ground floor office or studio space in a delightful rural location just north of Ipswich.

TO LET
From £8,247PAX
Ref: B148A/JG
Office at
Tuddenham Hall
Farm
Tuddenham
Ipswich
IP6 9DD



Ground floor office/studio space extending to 825sq ft (77 sq m) within this former farm building in a delightful rural location just outside Tuddenham, north of Ipswich.

Available Immediately.

Contact Us



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Location

The property is located at Tuddenham Hall Farm, just outside the village of Tuddenham St Martin. Nearby occupiers at the farm include Paddy & Scotts Coffee, Foulgers Dairy, TMG car sales and Skippy's Roof Racks.

The premises is just 6 miles from Woodbridge and 5 miles from the centre of Ipswich, which has a mainline station with trains to London Liverpool Street.

Description

The premises form part of Tuddenham Hall Farm that were converted in recent times by the owners to create buildings that are suitable for use as offices, studios or workshops. The buildings are predominantly of traditional Suffolk red brick construction, combined with part timber clad elevations, underneath pitched pantile roofs.

This ground floor office extends to 825sqft (77sq m). The unit has two main open-plan offices measuring approx. 6m x 6.8m and 5.25m x 5.5m. In addition there is a corridor with two fire doors leading up to a wc.

The offices are spacious and light, having recently been adapted and improved. LED lighting has been installed, alongside a new kitchenette/teapoint in the main office. There is a shared courtyard area to the front of the building for parking with EV charging point connections.

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, we anticipate a re-assessment by the VOA. Any new business rates charge will be the responsibility of the Tenant.

Services

Mains electricity and mains water are connected to the premises. Drainage is via a shared private treatment plant. Electricity and water usage will be re-charged by the Landlord via a sub-meter at the prevailing rate.

Local Authority

East Suffolk Council.

EPC

B(47).

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

From Tuddenham, head east out of the village on Grundisburgh Road and after approximately 1/2 a mile, turn left off the highway up a private track towards Tuddenham Hall Farm, signposted 'Tuddenham Hall'.

On reaching the farmyard and buildings take the first right into the farm, where the property will be found immediately on the left hand side.

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