

*A light industrial unit / workshop
of 291sq.m situated in the rural
village of Clopton.*

TO LET
£12,500 PAX
Ref: B215A/JG

Unit 3 Uplandside
Manor Road
Clopton
Suffolk
IP13 6SH



A light industrial unit which provides both workshop/warehousing and office space of 291sqm (3125sq.ft) in the rural village of Clopton, 8 miles to the North of Ipswich.

The property offers a central workshop space with six offices/stores surrounding, alongside a wc/kitchen.

Available Immediately

Contact Us



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Location

The premises is situated on a small, rural trading estate known as Uplandside in the village of Clopton. The unit is approx. 8 miles from Ipswich and 6 miles from Woodbridge.

Description

Unit 3 Uplandside comprises an end of terrace, light-industrial unit of circa 291sq.m (3,125sq.ft).

The accommodation is centred around a main workshop space, with six separate offices/stores and a wc/kitchen. Two staircases lead up from the workshop space to two mezzanine storage areas situated above the ground floor office/stores. Forecourt parking is available to the front of the unit.

The unit has a manual roller shutter door for vehicular access with the door measuring 3.25m wide x 3.10m high. The unit has a maximum height clearance of 4.72m to the apex and a minimum at the ridge of 4.07m.

The accommodation comprises:-

	Sq.m	Sq.ft
Workshop	99	1067
Office/Stores	83	896
Mezzanine Storage	101	1084
WC	7	77
	291	3,125

Terms

A new full repairing and insuring lease for a term of 3 years minimum, outside the Landlord and Tenant Act 1954.

Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

Services

3-phase electricity and mains water are connected to the property.

Rateable Value

To be confirmed. 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

East Suffolk Council.

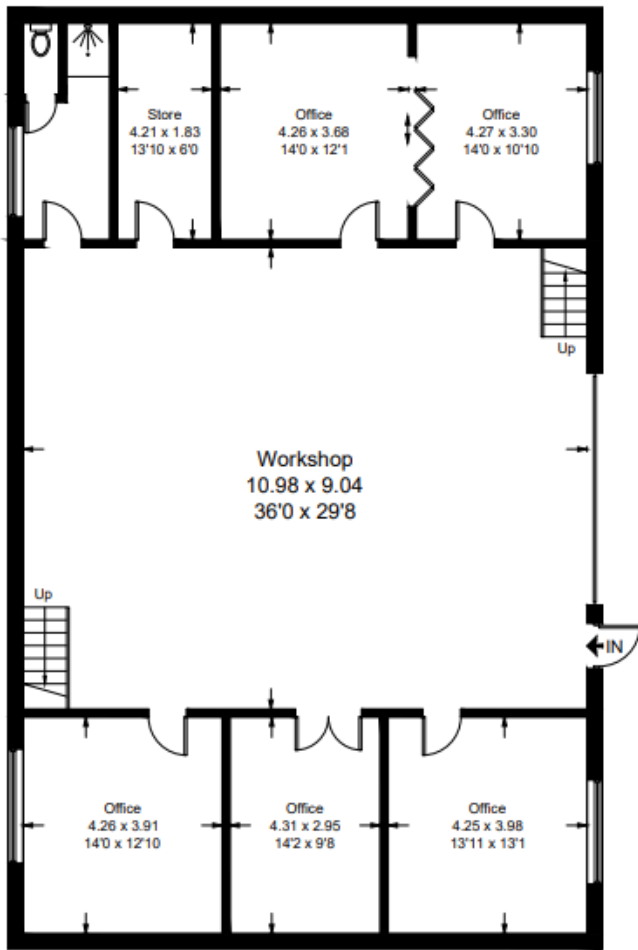
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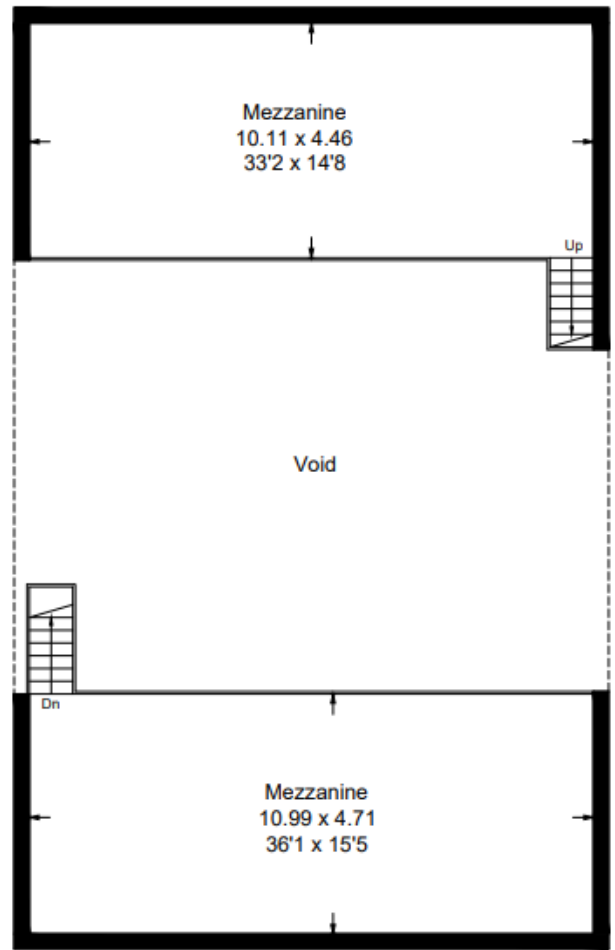
Viewing

By appointment with Clarke and Simpson.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113643)

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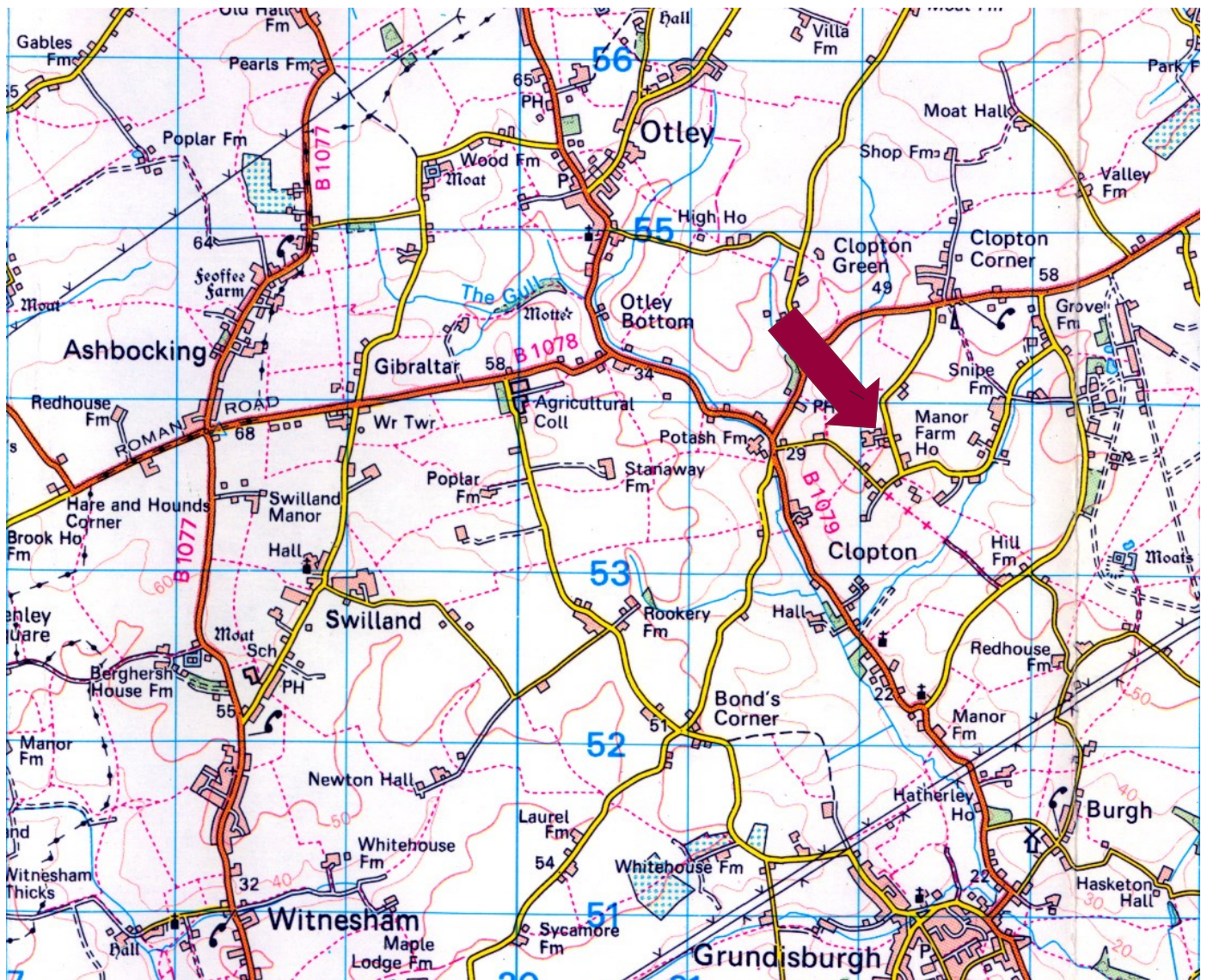
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

Directions

At Clopton Corner on the B1078, turn off the main road onto Manor Road and head south for a further 3/4 of a mile. Uplandside will be found on the right hand side, hidden behind mature hedging. Follow the track up passing neighbouring Tenants: Midas and Countryside Equestrian, where Unit 3 will then be found at the end of the row on the right hand side.

For those using the What3Words app: [///disprove.corrupted.bullion](https://www.what3words.com/#!/disprove.corrupted.bullion)



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