

*A well presented office premises
of 122sq.m situated in the village of
Pettistree, Nr Wickham Market*

TO LET
£7,500 PAX
Ref: P6769/JG

Unit E
The Old Engineering
Works
Pettistree
Suffolk IP13 0HP



A smart, end of terrace office premises of 122sqm (1314sq.ft) in the village of Pettistree, 13 miles to the North of Ipswich.

The property offers 3 office spaces in addition to two large store rooms, ancillary accommodation and parking.

Available Immediately

Contact Us



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Location

The Old Engineering Works occupies an accessible position within Pettistree, just off the B1438 and within easy reach of the A12, providing access to Lowestoft and Great Yarmouth to the north and Ipswich and London to the south. Pettistree is a small village with few facilities, but the nearby village of Wickham Market and market town of Woodbridge are both in close proximity, as is the County Town of Ipswich.

Description

Unit E comprises an end of terrace office premises circa 122sq.m (1314sq.ft). The accommodation is centred around the two main frontage office spaces, with a further office and two store rooms set behind. In addition, the premises has a wc, cloakroom and kitchen. Parking is available to the front of the unit with additional overflow parking nearby.

The accommodation comprises:-

	Sq.m	Sq.ft
Offices	72	779
Storage	43	458
Ancillary	7	77
	122	1314

Planning

We understand the premises is subject to restricted operating hours, being 8am to 5:30pm Monday to Friday and 8am to 1pm on Saturdays. Sunday and Bank Holiday operating is not permitted.

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

Mains electricity and water are connected to the property.

Rateable Value

£8,900. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply.

Legal Costs

Each party to be responsible for their own legal costs. The Landlord will require an undertaking at the outset towards abortive legal fees in the event the prospective Tenant withdraws from a proposed tenancy.

Local Authority

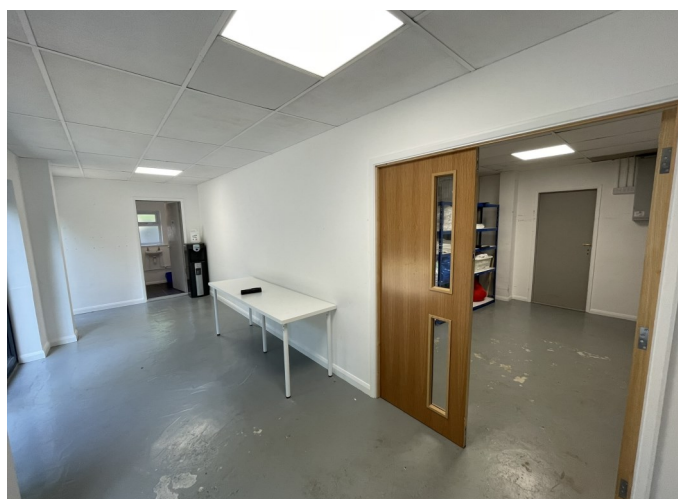
East Suffolk Council.

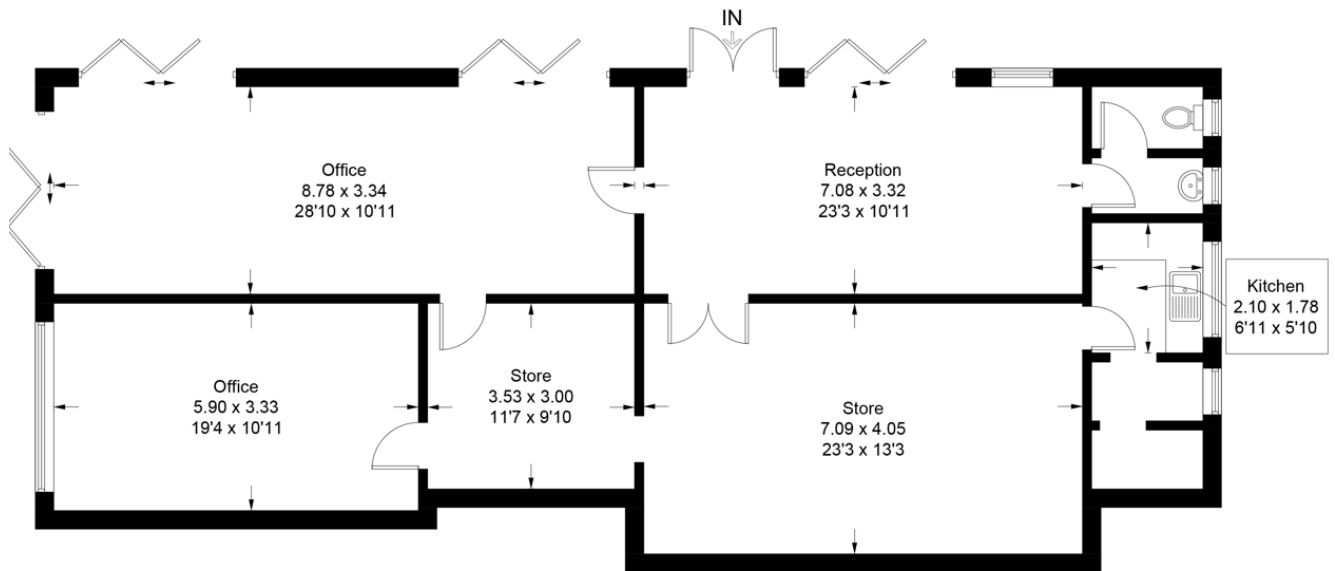
EPC

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Viewing

By appointment with Clarke and Simpson.





NOTES

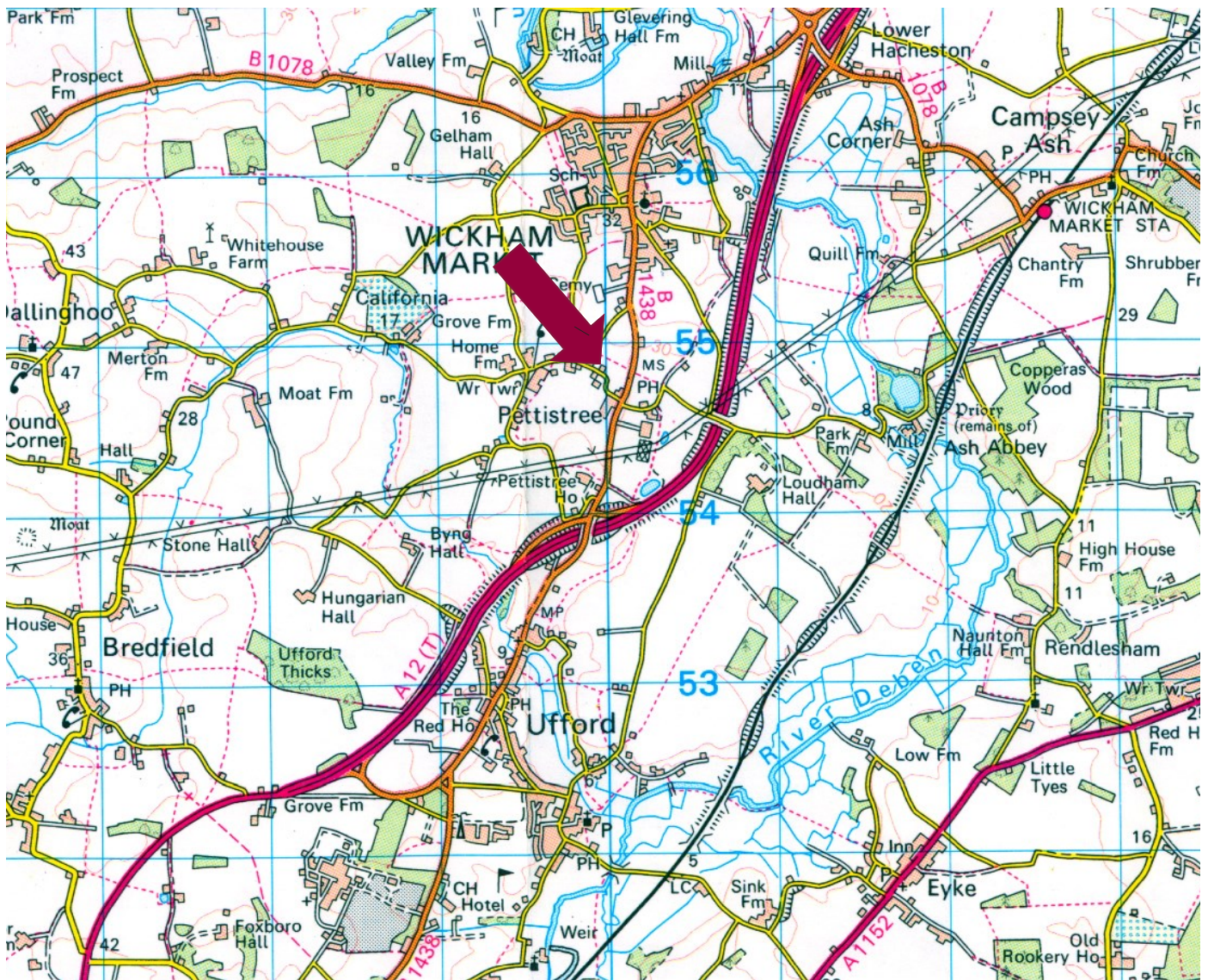
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

Directions

Travelling south of Wickham Market on the B1438, turn right immediately after the Vida Haus Wellness Centre onto The Street. Continue along this road for approximately one quarter of a mile and the premises will be found on the right hand side.

For those using the What3Words app: [///flops.costs.blockage](https://www.what3words.com////flops.costs.blockage)



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