

*A charming studio or office premises  
in East Suffolk, located close to the  
A12 and the popular town of  
Framlingham.*

**TO LET**  
**£4,080 PA**  
**(£340 pcm)**  
Ref: C426/B

The Old Dairy  
At Parham Hall  
Parham  
Woodbridge  
IP13 9AB



A secured flexible studio or office premises which is situated in a rural yet convenient location, between Framlingham and Woodbridge.

Available from the 18th March 2024.

Contact Us



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## Location

The building forms part of Parham Hall in Parham - a quiet and desirable village located in East Suffolk.

Parham is within easy reach of the popular town of Framlingham, which is approximately three miles to the north-west which has local amenities such as a co-op food store, veterinary services, a post office and various takeout outlets.

The B1116 provides easy access further towards the A12, which to the south gives easy access to Woodbridge, Martlesham and Ipswich.

## Description

The building available to let is a converted former dairy building, which until recently has been used as a studio. A brief summary of this is detailed below.

Name	Approx. Gross Internal Area	Summary Description
The Old Dairy	218.51 sq ft 20.30 sqm	The studio measures 6.84m (22.44') by 3.00m (9.84') and is of brick construction under a thatched roof and has a concrete floor. Access is via a pedestrian door on the front elevation of the building. 5x sets of single glazed windows. Basin sink and taps in rear corner.

## Terms

This property is available to rent on terms to be agreed.

## Viewing

Strictly by appointment.

## Local Authority

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

## Rateable Value

The premises has a Rateable Value of £890 for 2024/25, although Small Business Rates Relief may apply.

## Services

Water and single phase electricity connected. Shared WC facility that all tenants have permission to use and a security alarm for the studio.





Shared WC facility



### 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.

February 2024



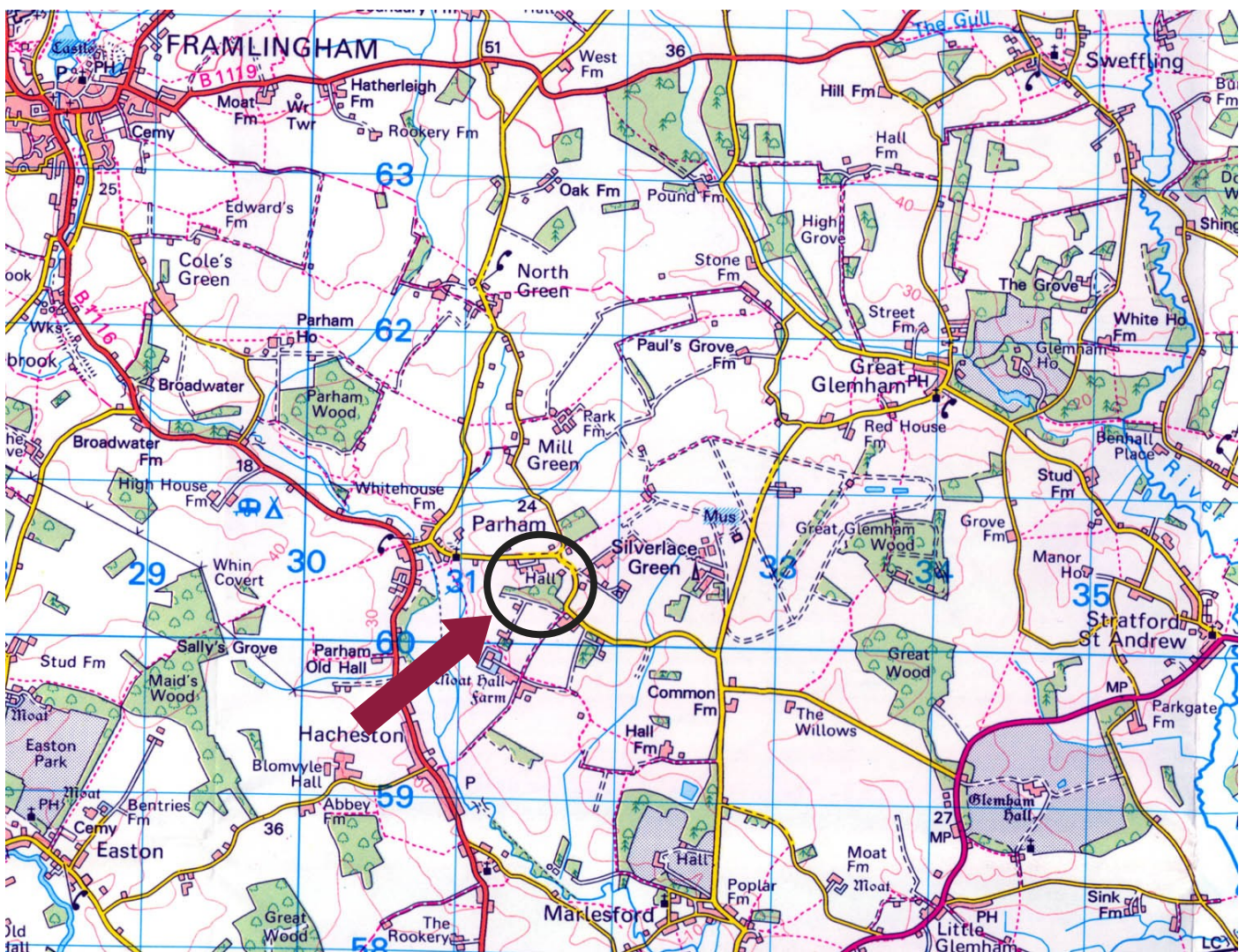
## Directions

From Framlingham, heading south along the B1116 towards Wickham Market. Continuing for approximately two miles. Turn left onto The St and follow round onto Hall Road. Parham Hall is approximately half a mile down the road on the right.

what3words:

The entrance : attends.repelled.manual

The studio: earlobes.stocky.jumps



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