

*A business or storage premises in East Suffolk, located close to the A12 and the popular town of Woodbridge.*

**TO LET**  
**£4,800 PAX**  
Ref: C931/N  
Building 2A  
High Farm  
Dallinghoo  
Woodbridge  
IP13 0HJ



A secured flexible premises forming part of High Farm, Dallinghoo extending to 861sqft (80sqm) suitable for a variety of uses - situated in a rural yet convenient location, just to the north of Woodbridge.

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## Location

The building forms part of High Farm, Dallinghoo - a quiet and desirable village located in East Suffolk.

High Farm is within easy reach of the popular town of Woodbridge, which is approximately five miles to the south. The village of Wickham Market is located only three miles to the north east which has local amenities such as a co-op food store, veterinary services, a post office and various takeout outlets.

The A12 provides easy access further north towards Stratford St Andrew and Saxmundham, while heading south towards the Woodbridge, Martlesham and Ipswich.

## Description

The building available to let is a converted former agricultural building and a brief summary of this is detailed below.

Name	Approx. Gross Internal Area	Summary Description
Building 2A	861 sq ft 80 sqm	Measuring 18.12m x 4.40m (59.45' x 14.45'), the unit makes up part of a larger building that is of block and wooden frame construction under an insulated pitched asbestos roof with a concrete floor. Access via double wooden doors on the front elevation of the building with the doors measuring 2.30m (wide) by 2.04m (high). There is a small and basin in one corner of the building.

## Terms

This property is available to rent on terms to be agreed with the landlord.

## Viewing

Strictly by appointment.

## Local Authority

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT:  
Tel: 0333 0162000

## Rateable Value

The current rateable value is £1,650 however, Small Business Rate Relief may be applicable. Any rates payable, if applicable, will become the responsibility of the tenant.

## Services

Water and three phase electricity (sub metered) connected.



## 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.

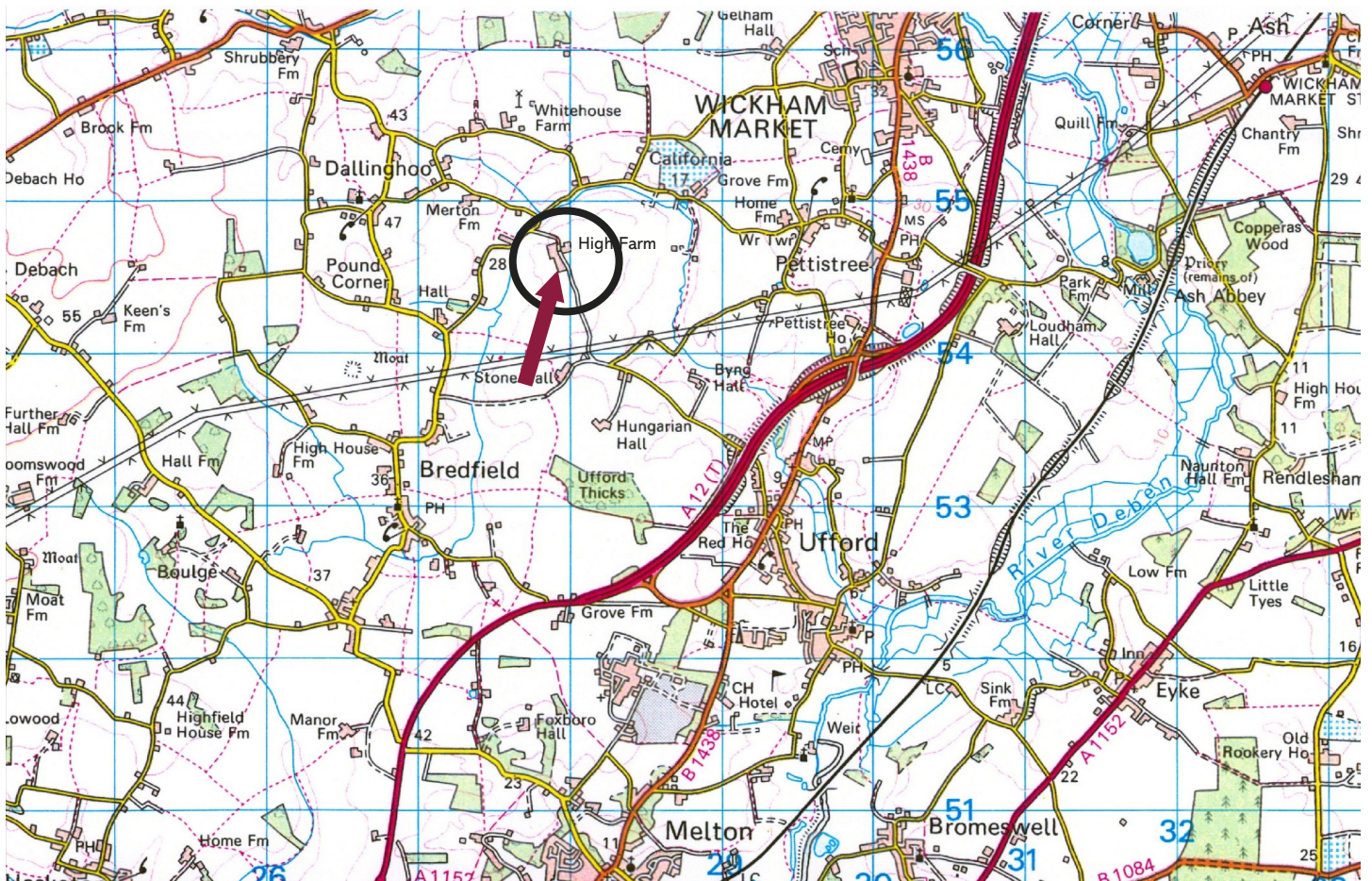
January 2023

## Directions

Travelling southbound on the A12, leave at the junction signposted Ufford on the B1438. Follow the B1458 into the village of Ufford, taking the first left hand turn on Byng Hall Road. Continue on Byng Hall Road for approximately 1 mile. At the fork in the road, with a grass bank in the centre, follow the road round to the right. In approximately 0.5 of a mile the properties will be on your left hand side.

Travelling northbound on the A12, leave signposted for Pettistree, Ufford & Wickham Market. At the end of the slip road off of the A12, turn right onto the B1438, heading towards Ufford & Hungarian Hall. Continue for approximately 1 mile on the B1438 heading into the village of Ufford, taking the 2nd right hand turning onto Byng Hall Road. Continue on Byng Hall Road for approximately 1 mile. At the fork in the road, with a grass bank in the centre, follow the road round to the right. In approximately 0.5 of a mile the properties will be on your left hand side.

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