

An industrial unit of approximately 73sqm situated on a popular commercial estate situated to the south of Framlingham.

TO LET
£6,750PA
Ref: B057

Unit 4
Woodbridge Road
Industrial Estate
Framlingham
IP13 9LL



A purpose built industrial unit comprising main workshop area, office, WC and lobby, offering parking and an internal area of approximately 73sqm.

Available with immediate effect.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The unit is located within an established trading estate to the south of Framlingham. Nearby occupiers include Flybird, Moore Bros, Fram Tyres, Ernest Doe, Trulock & Harris and Hatcher Components.

The A12 is easily accessible around 4 miles south, providing access to Lowestoft and Great Yarmouth to the north and Ipswich and London to the south. Ipswich lies about 17 miles to the southwest and Lowestoft 29 miles to the north.

Description

Unit 4 forms part of a small commercial trading estate, located in an established employment area just south of Framlingham. The premises extends to approximately 73sqm (785sqft) and is constructed of brick and blockwork walls, beneath a corrugated roof supported by a steel portal frame. To the front of the premises is a uPVC personnel access door, beside the main vehicular access, which is a manually operated roller shutter door. A fire exit door is located to the rear. Inside, the unit has a small entrance lobby and WC, main workshop/storage area and a separate office. The unit has recently been subject to renovations by the Landlord. The unit has been redecorated throughout alongside the addition of LED lighting. Externally there is a parking area to the front of the unit.

The Accommodation

Description	Sqm	Sqft
Lobby & WC	2.43	26
Warehouse	64.08	689
Office	6.50	70
TOTAL	73	785

Terms

A new lease is available for an initial term of 3+ years on a full repairing basis.

Deposit

A deposit equivalent to three months rent will be held by the Landlord during the term.

EPC

D (93)

Services

Mains water, electricity and foul drainage are connected to the property. All utility charges will be the responsibility of the Tenant.

Business Rates

To be reassessed and to be the responsibility of the tenant.

VAT

To be advised.

Legal Costs

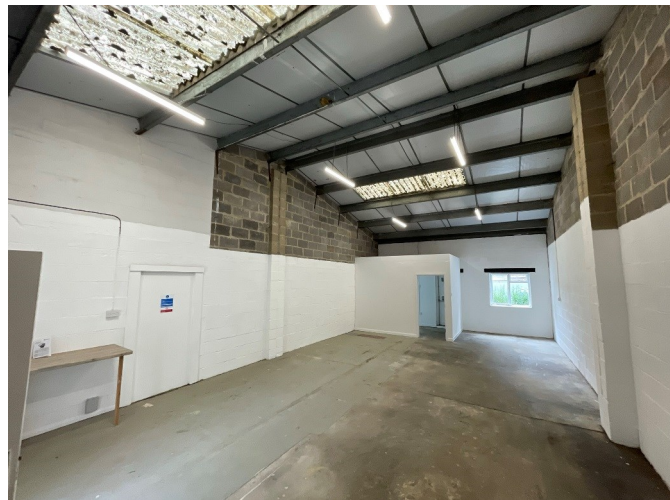
Each party to be responsible for their own legal costs. A legal fee deposit may be required.

Local Authority

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

Viewing

By prior appointment through sole agents Clarke & Simpson.



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.

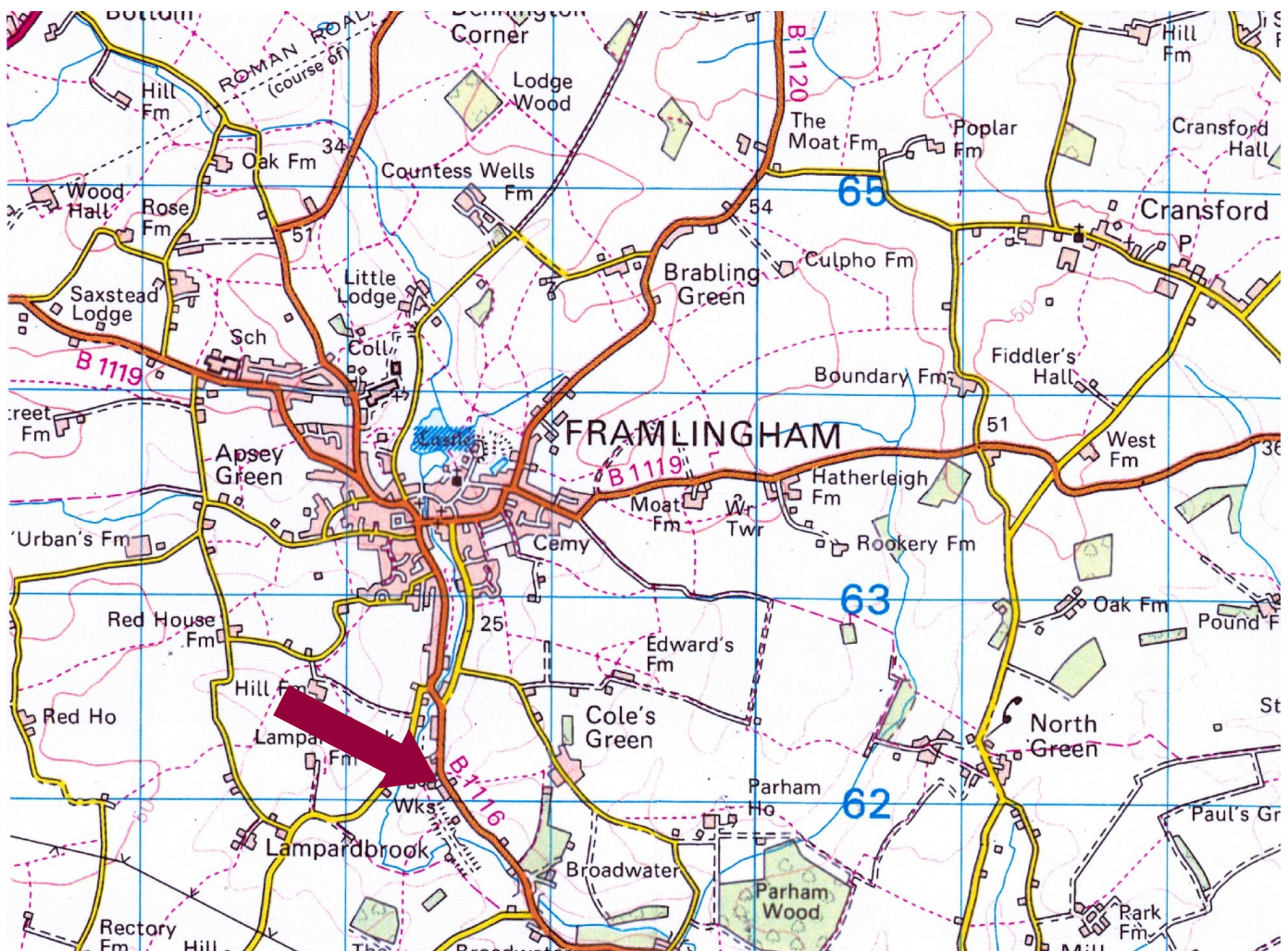
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

August 2023

Directions

From Framlingham Town Centre, proceed out of the town on Station Road passing The Station Hotel, Coop Petrol Station and Fram Farmers. Continue around an S-bend where Station Road becomes Woodbridge Road. After the second bend, the property will be found shortly on the right hand side set back from the road adjoining Fram Tyres.

For those using the What3Words app: [///protest.stalemate.pricier](https://www.what3words.com/protest.stalemate.pricier)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.