

*An inexpensive suite of self-contained first floor offices, together with two parking spaces located on the Tomo Industrial Estate.*

TO LET  
Rental upon application  
+ VAT  
Ref: RB/B114

First Floor Offices  
Tomo Industrial Estate  
Stowmarket  
Suffolk IP14



An inexpensive suite of self-contained first floor offices with 2 parking spaces including shared entrance, large open plan office, smaller additional office, kitchen and two stores, extending in all to approximately 93.6 sqm (1,007 sq ft).

Available on a new lease on terms to be agreed and subject to agreeing terms for a surrender.

Contact Us



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## Location

The offices are located on the Tomo Industrial Estate is located half a mile to the east of the centre of the busy market town of Stowmarket. Stowmarket is approximately 14 miles east of Bury St Edmunds on the A14. The ports of Ipswich and Felixstowe are 12 and 21 miles distant respectively giving excellent connections to the European ports and via the A14, A12 to London and the Midlands.

## Description

The premises comprise an inexpensive suite of self contained first floor offices with the benefit of two parking spaces located on the Tomo Industrial Estate in Stowmarket.

## The Accommodation

The Accommodation extends to around 93.6 sqm (1,007sq ft) and comprises a shared entrance, large open plan office, smaller additional office, kitchen and two stores.

## Services

There are shared utility costs for electricity, water, drainage and oil fired central heating.

In addition, some cleaning services are provided by the Landlord at an additional cost.

There will also be a contribution towards Buildings Insurance and a contribution towards estate charges and security charges.

There is a phone / broadband line available - details upon application.

Further details upon application.

All charges are plus VAT.

## Terms

The premises are available to let on a new lease and on terms to be agreed. Rental upon application.

## VAT

VAT is payable on the rent.

## Business Rates

The property is assessed as Offices & Premises. The Rateable Value is £5,900. Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Further information available from Mid Suffolk District Council.

## Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX; Tel: 0345 6066067

## Legal Costs

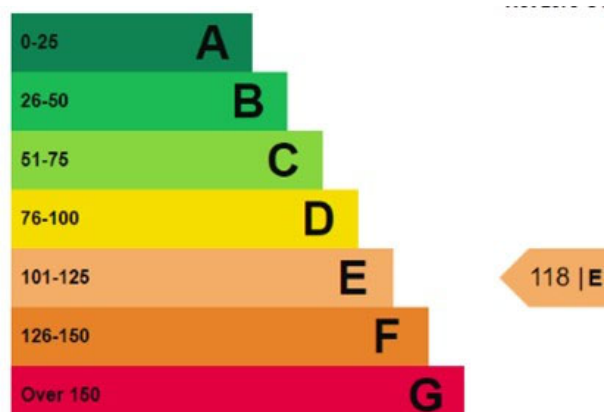
Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

## Viewing

Strictly by prior appointment with the agent.

## EPC

Rating = E (118)





## 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.

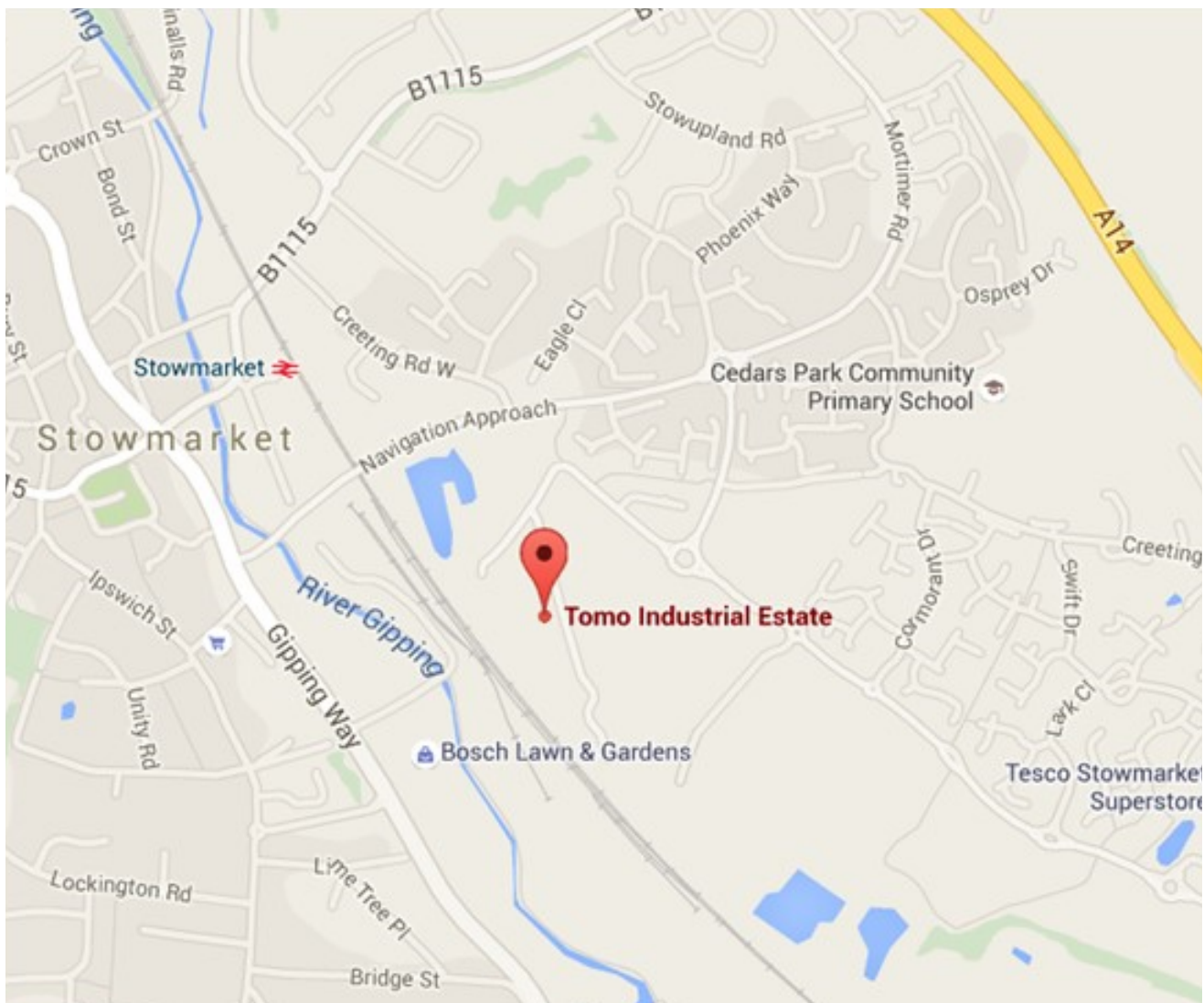
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*March 2023*



**Directions**

For those using the What3Words app: [///sleeping.competing.enchanted](https://www.what3words.com/sleeping-competing-enchanted)



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