

## Attractive Georgian Offices - To Let

Combs Tannery, Tannery Road, Combs, Stowmarket, Suffolk, IP14 2EN

# Merrifields



Size: 205 - 1,295 Sq Ft

Georgian Offices located in tranquil countryside setting


Traditional offices with modern Specification


High Speed Broadband and Led lighting

Use of meeting/boardroom and communal kitchen areas

Available To Let immediately

 01284 700 700

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 [www.merrifields.co.uk](http://www.merrifields.co.uk)

Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH



## Description

Tannery House is located in Combs, overlooking attractive Suffolk countryside, with Stowmarket on its doorstep. The office is located just over a mile west of Junction 50 of the A14 dual carriageway. Stowmarket lies at the centre of Suffolk on the A14 corridor with fast trains to London and Norwich.

As a converted Georgian house it retains its features and style to create an elegant working environment both for employees and for visitors. The office has high ceilings, modern lighting and large windows over-looking gardens. Joint Facilities include: Security enabled entrance, Boardroom, Kitchen and Reception area. Super-Fast Fibre Broadband is available. The site itself offers local footpaths to explore during your lunchtime break and provides some EV charging points for cars and bikes.

## Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Office B	65.4 Sq M	704 Sq Ft
Office D	19.04 Sq M	205 Sq Ft
Office H	35.86 Sq M	386 Sq Ft
Total	19.04 - 120.31 Sq M	205 - 1,295 Sq Ft





## Availability

The property is available TO LET immediately on terms to be agreed

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## Rent

Office B: £1,000 per month (All inclusive save for Business Rates)  
Office G: £500 per month (All inclusive save for Business Rates)  
Office H: £500 per month (All inclusive save for Business Rates)

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## VAT

The premises are opted for VAT.

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## Business Rates

The rateable values are (2017); Office B £4,850, Office D £1,300,  
Office H £2,800  
100% Small business rates relief may be available.

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## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

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## Costs

The landlord will issue a standard lease for the office and no legal costs will be required unless a tenant requires it.

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## Use & Planning

The premises are suitable for office use within class E of the use classes order. Interested parties should make their own enquiries to the LPA. The property is Grade II listed.

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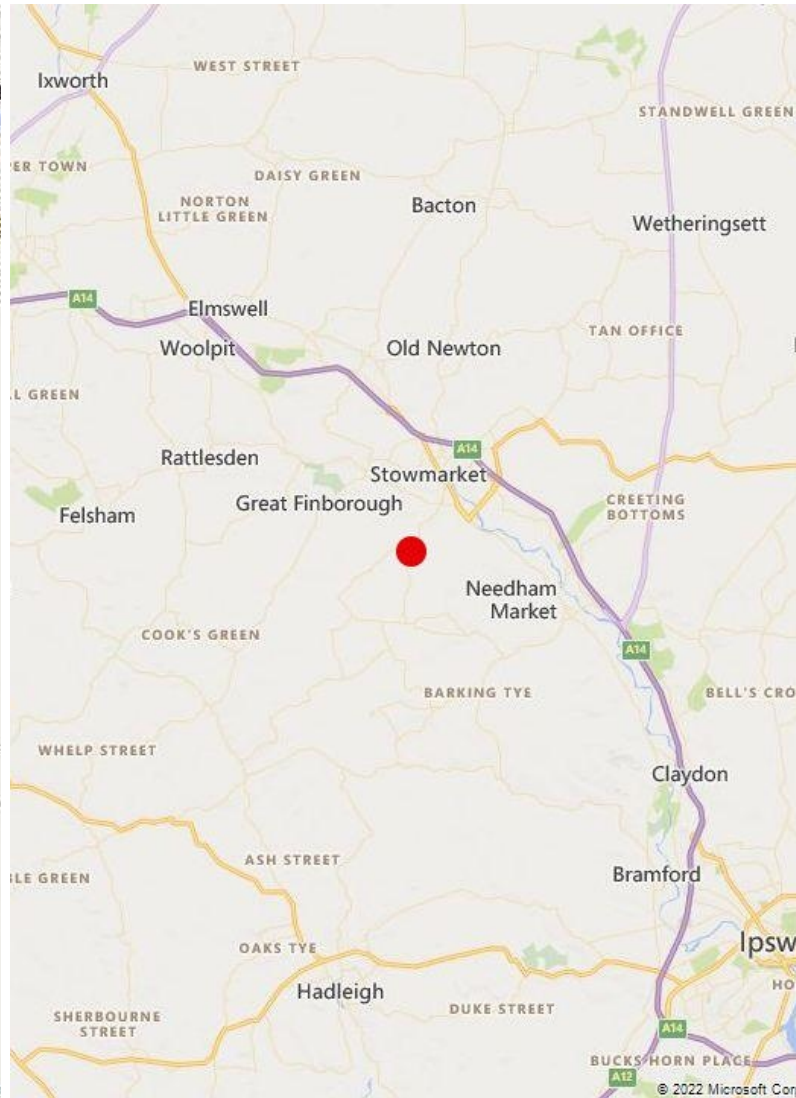
## EPC

The EPC rating is E (104).



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### Viewing & Further Information

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