

Business Units - To Let

Unit 14 Combs Tannery, Tannery Road, Combs, Stowmarket, Suffolk, IP14 2EN

Merrifields



Size: 1,441 - 2,283 Sq Ft

Business Units located in tranquil countryside setting


Industrial / Storage / Workshop units


Forecourt loading and parking areas

Useful First Floor Storage mezzanines

Available To Let immediately

 01284 700 700

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

Description

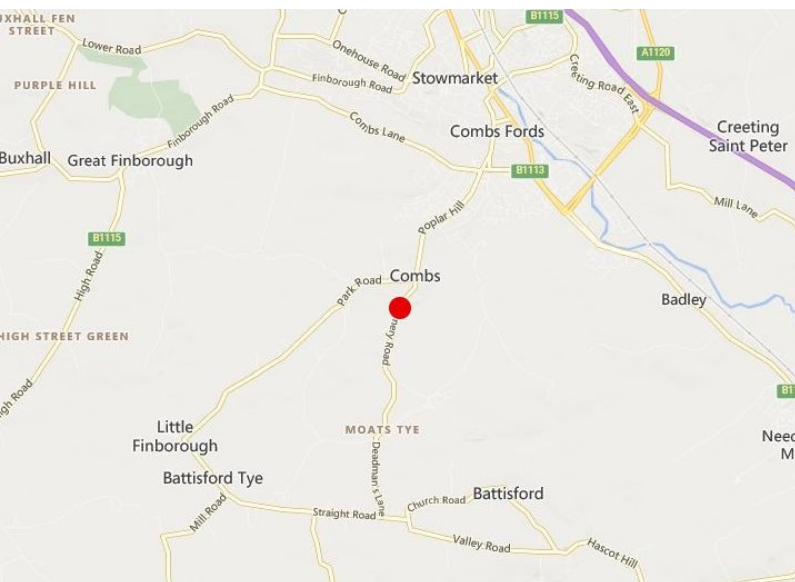
Combs Tannery is located in Combs, overlooking attractive Suffolk countryside, with Stowmarket on its doorstep. The unit is located just over a mile west of Junction 50 of the A14 dual carriageway.

The unit provides storage / workshop space on the ground floor with first floor mezzanine storage. A roller shutter door provides access for loading and externally there is a forecourt, parking and loading area.

Accommodation

The property has been measured to produce the following Approximate dimensions and GIAs:

Unit 14	1,441 Sq Ft	133.87 Sq M
Unit 14 FF Mezz	842 Sq Ft	78.22 Sq M
Total	1,441 - 2,283 Sq Ft	133.87 - 212.09 Sq M



Availability

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

Rent

Unit 14: £1,180 per month exclusive of VAT

VAT

The premises are opted for VAT.

Business Rates

The rateable values are to be confirmed following re-assessment. Please contact the office for more information.

Service Charge

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

Costs

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

Use & Planning

The premises are suitable for storage and distribution uses within a B8 use of light industrial uses within an E g (ii,iii) use class. Interested parties should make their own enquiries to the LPA.

EPC

An EPC is not required.

Viewing & Further Information

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