

## Industrial/Business Unit - TO LET

Unit 46 Red House Farm, Bacton, Stowmarket, Suffolk IP14 4SB

# Merrifields



**Size: 4,482 Sq Ft**

Three phase electricity

Roller shutter access door

Industrial unit with adjacent yard space

Approximately 4.5 miles from J49 of the A14

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

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## Description

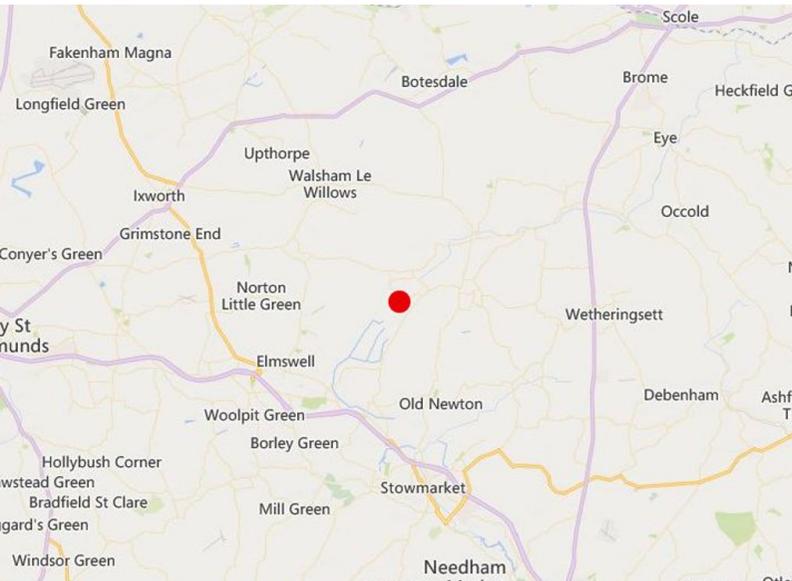
Red House Farm is located on the edge of the village of Bacton, about 4 miles north (as the crow flies) of the A14 but with good access to the A14 at Stowmarket and Elmswell.

Unit 46 is of steel frame construction with brick elevations, a concrete floor under an insulated profiled metal sheet roof. The unit further benefits from an up and over loading door of approximately 4m x 3m, three phase electricity, eaves height 2.49m - 2.95m and yard space.

## Accommodation

The property has been measured to produce the following approximate GIA(s):

Total	4,482 Sq Ft	416.38 Sq M
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## Availability

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

## Rent

£22,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £8,600.  
Small business rates relief may be available.

## Service Charge

The tenant will pay a fixed contribution to the service charge subject to annual indexation.

## Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

## Use & Planning

The premises has B planning consent and would be suitable for light industrial or storage and distribution.

## EPC

The EPC rating is D (93).

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## Viewing & Further Information

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REF: A000805 / 23.01.26

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