



CHAPMAN
CHARTERED SURVEYORS

UNITS 11-12 THE CEDARS, BROCKFORD, STOWMARKET IP14 5PQ

Up to 292.6 sqm / 3,150 sqft (NIA)



MODERN OFFICE SUITES WITH CAR PARKING CLOSE TO A140

Ref: 16348

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Regulated by RICS

TO LET

Modern offices in rural location

Up to 292.6 sqm / 3,150 sqft

LOCATION

Brockford is a small village in Mid Suffolk District, located on the A140 approximately eight miles north of the A14 at Beacon Hill and only 11 miles south of the market town of Diss. Cedars Courtyard is an established business location only half a mile from the A140.

DESCRIPTION

Two storey office / workshop premises with car parking for at least 25 cars.

ACCOMMODATION

Unit 11 - Ground floor entrance to open-plan office / workshop leading through to kitchen, separate WCs and a parts store. Two further external doors, each leading to a staircase to interconnected first floor offices.

Unit 12 - Open-plan workshop with WC/store off, separate external access or accessed from Unit 12.

AVAILABILITY

Unit 11a (GF & FF)	167.2 sqm	1,800 sqft
Unit 11b (GF & FF)	125.4 sqm	1,350 sqft
Unit 12 (GF only)	LET	

LEASE TERMS

The property is available on a new lease.

RENT (+VAT)

Unit 11a	£855 pcm	(£10,260 pa)
Unit 11b	£645 pcm	(£7,740 pa)

Rent includes cost of water and foul drainage and is payable monthly in advance by standing order.

DEPOSIT

Three months' rent.

VAT

All charges are subject to VAT.

SERVICES

Mains water and electricity. No service charge.

BUSINESS RATES

Unit 11:	£17,000 RV
Unit 12:	£5,000 RV

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D (80)

PLANNING

We assume that the property has planning permission for B1 business use by virtue of its existing use.

LOCAL AUTHORITY

Mid Suffolk District Council.

COSTS

The Tenant will be required to contribute £250+VAT towards the landlord's costs in preparing the lease.

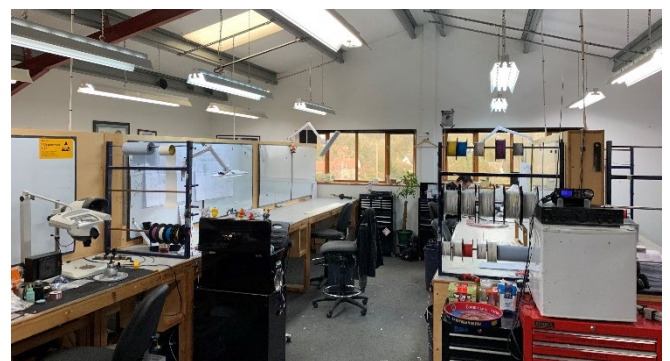
VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Keeley Chapman

Tel: 01379 687645

Email: k.chapman@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.