



CHAPMAN
CHARTERED SURVEYORS

**UNITS 11A-C THE MILLENNIUM BUILDING, CEDARS HILL,
BROCKFORD, STOWMARKET IP14 5PQ**



GF & FF BUSINESS UNITS WITH CAR PARKING, CLOSE TO A140

Units available from 72.9 sqm / 784 sqft (NIA)

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Regulated by RICS

TO LET

Modern business units in rural location

From 72.9 sqm / 784 sqft (NIA)

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 11a (ground floor)

Open-plan unit with access from communal entrance, windows to front. Fluorescent lights, carpet, night storage heaters.

Floor area: 72.9 sqm 784 sqft

Unit 11b (first floor)

Open-plan unit with dedicated staircase from ground floor communal entrance, windows to side.

Floor area: 79.6 sqm 856 sqft

Unit 11c (first floor)

Open-plan unit with dedicated staircase from ground floor entrance, windows to side. LED lights, carpet, night storage heaters.

Floor area: 79.6 sqm 856 sqft

Communal areas (GF)

Loading Bay 32.3 sqm 347 sqft

Double doors to front of building (1.86m W x 2.32m H).

Shared kitchen & separate male and female toilets.

RENT AND AVAILABILITY

Unit 11a	£6,000+VAT pa	Available
Unit 11b	£6,000+VAT pa	Let
Unit 11c	£6,000+VAT pa	Available

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

LEASE TERMS

The property is available on a new lease.

DEPOSIT

Three months' rent.

VAT

All charges are subject to VAT.

SERVICES

Mains water and electricity. No service charge.

BUSINESS RATES

Unit 11a: £4,400 RV

Unit 11b: £4,750 RV

Unit 11c: £4,750 RV

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'D' (80)

PLANNING

We assume that the property has planning consent for Class E (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: Oliver Chapman

Tel: 01379 687645

Email: o.chapman@chapmansurveyors.co.uk

Joint Agents:

Lacy Scott & Knight

Contact: Harry Storey

Tel: 01449 833687

Email: hstorey@lsk.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

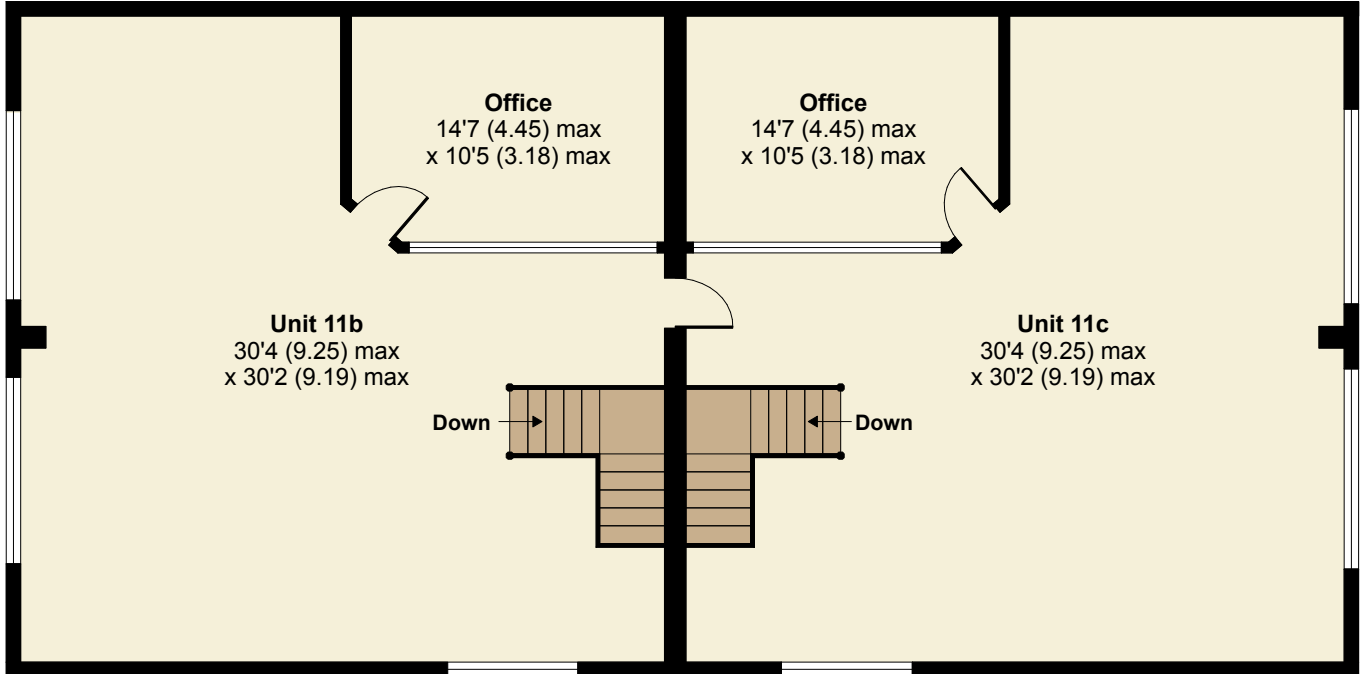
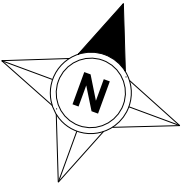
VALUATION

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.

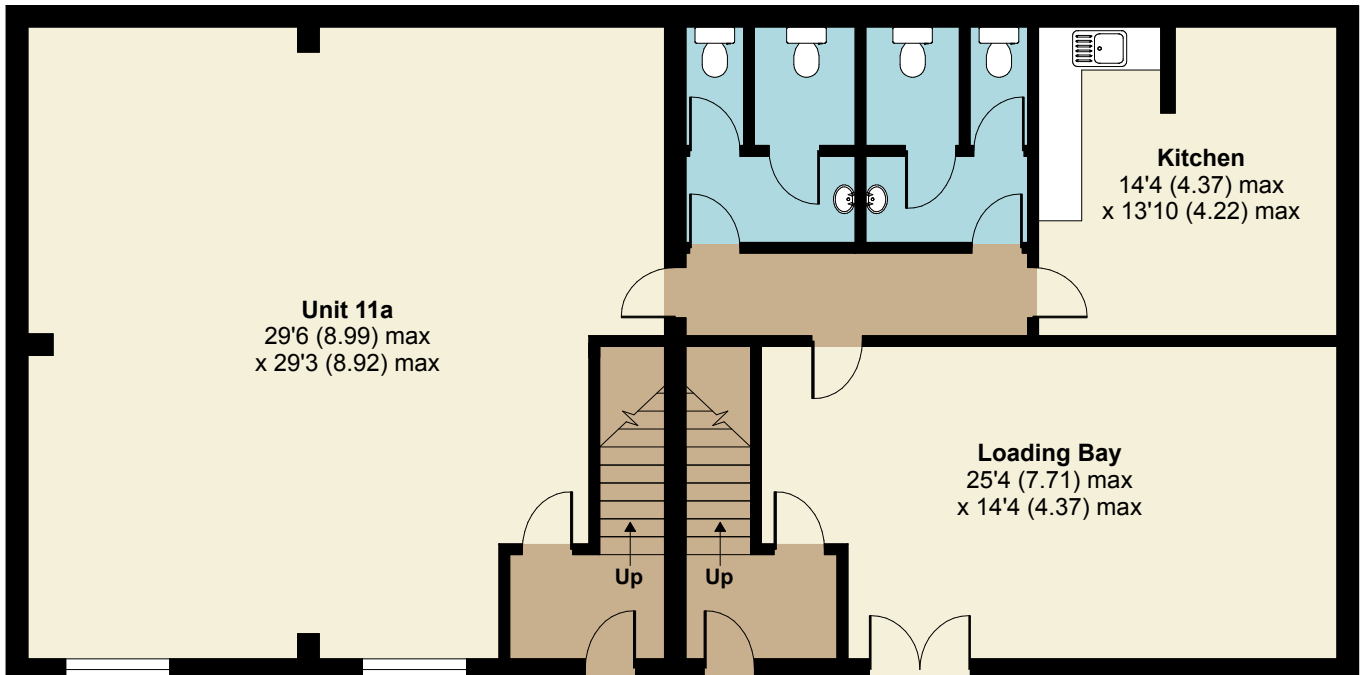
Units 11A-C, Cedars Hill, Brockford, Stowmarket, IP14

Approximate Gross Internal Area = 3619 sq ft / 336.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR