

# TO LET

## INDUSTRIAL PREMISES

essa



UNIT 6 MAITLAND ROAD LION BARN INDUSTRIAL ESTATE

NEEDHAM MARKET SUFFOLK IP6 8NZ

RENT £23,000 PAX

### DESCRIPTION

A detached purpose-built industrial warehouse with a front yard enclosed with metal palisade fencing, providing car parking for approximately seven vehicles. The building has a front roller shutter loading door, ancillary offices in good condition with air conditioning and a warehouse providing a good eaves height of around 5 metres. The warehouse is of modern steel portal frame construction, in-filled with brick and block walls to lower level, clad with insulated sheeting to upper levels and to the roof.

### LOCATION

The subject property is situated on a modern purpose-built industrial estate in Needham Market, Suffolk which is about eight miles north-west of the County Town of Ipswich and adjoins the A14 trunk road. This road connects the Port of Felixstowe to the national motorway network and provides good vehicular access to the whole country. Needham Market is a small market town with a reasonable range of local facilities and amenities.

### ACCOMMODATION

Approximate Gross Internal Area: **2,840 sqft**  
(263.8 sqm)

Warehouse:	129.35 sqm (1,392 sqft)
GF Offices:	57.06 sqm
FF Offices:	62.25 sqm
Eaves Height:	5 m
Roller Shutter:	Height 3.23 m Width 2.98 m
WC x 2	





## TERMS

The premises is offered on the basis of a new lease on full repairing and insuring terms for a minimum period of five years.

## BUSINESS RATES

We understand that the property has the following rating assessment from 1<sup>st</sup> April 2024:

Rateable Value: £23,250  
Rates Payable (24/25) **£11,601.75**

The above figures do not take into account any rates relief for qualifying occupier.

## PLANNING

We understand that the property benefits from B2 industrial consent but interested parties should make their own planning enquiries.

## VAT

We understand the property is not elected for VAT.

## SERVICES

We understand the property is on mains drainage, mains water and mains electricity.

## EPC

This property's energy rating is C.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VIEWING & INFORMATION

By strict appointment only please contact:

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## IMPORTANT NOTICE

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