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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

LEASE ASSIGNMENT – SINGLE STOREY WAREHOUSE 2,235.64 SQ M/24,064 SQ FT



Unit A, B & C Tomo Business Park
Stowmarket
Suffolk
IP14 5AY

LEASE ASSIGNMENT
Ideal for storage/industrial uses
Surface loading doors
4.9 min to eaves
Plus dock leveller facility

LOCATION

The property is located on the southern side of Creeting Road, on the popular and well known Tomo Industrial Estate, which sits to the south east of Stowmarket town centre. Stowmarket is approximately 11 miles from Ipswich and 15 miles from Bury St Edmunds. It has easy road links to the A14 trunk road.

DESCRIPTION

The property comprises a self contained 3 bay warehouse which sits adjacent to Tomo House, a two storey office building.

The property features a concrete perimeter road providing access, circulation and associated parking.

ACCOMMODATION

(Please note all areas are appropriate)

Arranged into three interconnecting bays.

Internal width 59.88 m/644 sq ft
Internal depth 36.44 m/392 sq ft

Ground floor area 2,235.64 sq m/24,064 sq ft

First Floor offices 43.56 sq m/ 468 sq ft

WC's and separately partitioned two storey office

Gross internal area 2,235.64 sq m/24,064 sq ft

TERMS

The property is held upon a lease for a term of 10 years from 8 August 2016 (expiring 7 August 2026) with provision for a rent review in August 2021 at a current rent of £70,000 per annum exclusive.

VAT

VAT is applicable to the rent.

SERVICES

All main services connect except gas. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies.

BUSINESS RATES

We understand the property has a rateable value of £72,000. Note: Any interested parties should liaise with Mid Suffolk Coastal District Council rates department to see which business rate poundage would be applicable to their business. Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Tel: 01473 433851.

EPC upon request.

LEGAL COSTS

Each party to bear their own legal costs with the Assignee bearing the costs of the landlord's solicitors fees. ???

VIEWING

Strictly by prior appointment with either joint agents:

Reader Commercial on 01473 289600 or
martin@readercommercial.com

Or Chris Moody on 01473 234835 or
cmoody@savills.com

(plan is for location purposes only)



