

# THE LODGE

GROVE ROAD PETTISTREE IP13 0JJ

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**To Let:** Office / Workshop

**DURRANTS**  
SINCE 1853

## THE LODGE

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**To Let:** Office / Workshop

**Guide Rent:** £10,000 per annum

### Key Features

- Rural office / workshop premises
- Unique and intriguing building
- 103sq.m (1112sq.ft)
- Period features
- Woodburning stove
- Three offices/rooms
- Rural yet not isolated location
- Substantial kitchen
- Shower room
- Car parking



## DESCRIPTION

The Lodge is a charming agricultural building offering a unique workspace extending to 1112 sq.ft.

The property has three office/work rooms, a large kitchen and shower room. Parking is available to the opposite side of Grove Road, with drop off and loading available directly outside of the property.

The Lodge has an abundance of period features including exposed beams, wooden floors and a woodburning stove, with the stove available for occupiers to use.

The property could suit a number of uses or businesses, subject to relevant planning permissions.

## LOCATION

The property is situated at Grove Farm, an arable farm located approximately 1 mile from the village of Pettistree. The neighbouring Wickham Market provides a range of day-to-day facilities and amenities

including shopping, medical services, hospitality and schooling, with a train station at Campsea Ashe.

The larger town Woodbridge is only 6 miles south where trains connect to Ipswich with onward services to London, Cambridge and Norwich.

## ACCOMMODATION

	sq m	sq ft
Offices/Workrooms	82	878
Hallways	6	62
Kitchen	11	118
Shower Room	5	53
Total	103	1112

## SERVICES

The property is connected to mains water and electricity. Heating is via modern electric wall panel heaters with an electric water heater for hot water. Foul drainage is discharged into a shared septic tank.

Electricity charges will be recharged via submeter to the occupier, although water will be included within the rent.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

## TERMS

The property is available on a licence to occupy for a minimum term of 6 or 12 months with a view to extending. A deposit will be held by the Landlord equivalent to three months rent.



## VAT

VAT is not applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs in drawing up the licence.

## ENERGY PERFORMANCE

To be confirmed.

## LOCAL AUTHORITY

East Suffolk Council.

## RATEABLE VALUE

The property is not currently assessed for business rates due to existing agricultural use. However, if the property does become rated in the future, business rates will be the responsibility of the occupier.

## DIRECTIONS

Proceeding north on the A12 from Woodbridge, turn left off the A12 towards Wickham Market. Once on the B1438, turn left onto The Street and follow the road until the road becomes Grove Road. Proceed further for half a mile where the property will be found on the right-hand side.

What 3 Words: [///trout.pricier.completed](http://trout.pricier.completed)



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWING

Strictly by arrangement with the agents.

## CONTACT US

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Email: **commercial@durrants.com**



## IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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