



**UNIT 2 SYCAMORE FARM**  
SOUTHOLT EYE IP23 7QJ

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**To Let:** Storage Unit

**DURRANTS**  
SINCE 1853

## UNIT 2 SYCAMORE FARM

SOUTHOLT EYE IP23 7QJ

**To Let:** Storage Unit

From **£3.50** per sq.ft

### Key Features

- Agricultural storage building
- Three phase electric
- Suitable for a variety of uses (STPP)
- Located in the village of Southolt near Eye
- Eaves height - 2.50m
- Ridge height - 4.48m
- Electric roller shutter door
- High-bay lighting
- Hardstanding/yard space available by separate negotiation
- Access to WC
- Two personnel doors



## DESCRIPTION

An agricultural building now available for agricultural storage or other commercial uses, subject to planning permission.

Unit 2 is detached and measures approximately 15.30m wide x 45.60m long. The eaves height is 2.50m with a ridge height of 4.48m. The unit has LED lighting and an electric roller shutter door of 4.00m wide x 3.86m high. The unit comes with immediate parking in front of the building with further yard space available via separate negotiation.

## LOCATION

The property is located on a farm in the village of Southolt. Southolt is a small north Suffolk village just one mile west of the larger village of Worlingworth and five miles south of the town of Eye. The site is also convenient for access to Stowmarket, Framlingham and Ipswich, alongside being within 12 miles of both the A140 and A12 trunk roads.

## AVAILABILITY

	sq.ft	Rent (£)
Unit 2	7503	£26,260 pa

## PLANNING

The property has planning permission for agricultural use. The Licensor would consider potential commercial users who require a formal change of use. The cost of any planning application will be the responsibility of the prospective occupier.

## SERVICES

We understand the building is connected to mains electricity. The unit also benefits from access to the estate communal toilet facilities.

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

## TERMS

The properties are available to let on licences to occupy for an initial term of 1 year with a view to extending. A deposit will be held by the Licensor equivalent to three months rent.

## VAT

The properties are elected for VAT and therefore VAT is payable on the rent.

## ENERGY PERFORMANCE

By virtue of the units existing use the building is exempt from the Minimum Energy Efficiency Standards Regulations.

## LOCAL AUTHORITY

Mid Suffolk District Council.



## RATEABLE VALUE

The unit is not currently rated for Business Rates. However, if the property does become rated in the future, the Business Rates will be the responsibility of the Licensee.

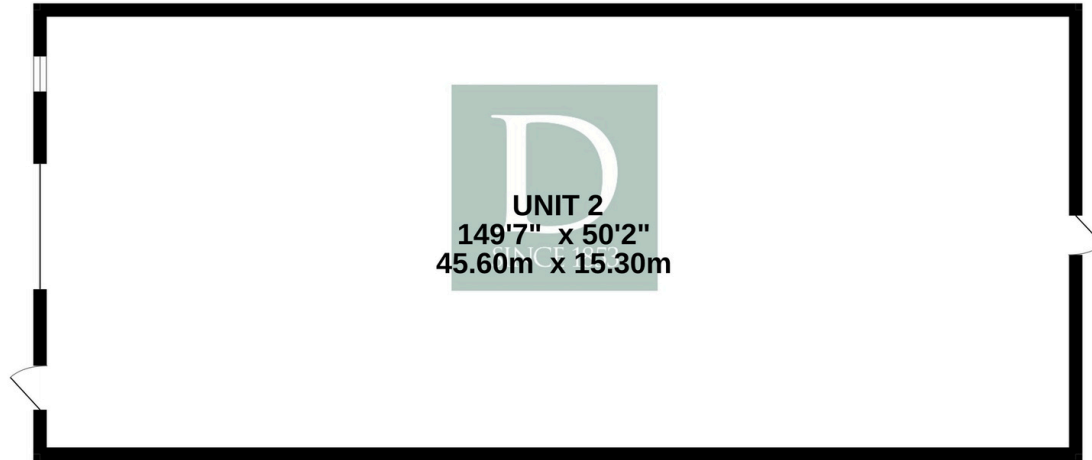
## DIRECTIONS

From Eye, head out of the town on Cranley Green Road towards the village of Redlingfield. Pass through Redingfield and after one mile proceed straight over a crossroads onto The Street. Follow the road further for another mile, where Sycamore Farm will be found on the right hand side.

What 3 Words: [///shorts.inflation.embodied](http://shorts.inflation.embodied)



## 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

Telephone: **01379 851038**

Email: **commercial@durrants.com**



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