



UNITS AT ROSE FARM
FRAMLINGHAM SUFFOLK IP13 9PT

To Let: Storage/Workshop Units

DURRANTS
SINCE 1853

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Rent: From £3,500+VAT per annum

Key Features

- Two agricultural stores available
- Recently refurbished
- Suitable for a variety of uses (STPP)
- Located towards the edge of Framlingham
- Eaves height – 3.06m
- Electric roller shutter doors
- Hardstanding/yard space available by separate negotiation
- Three phase electric available



DESCRIPTION

A range of agricultural barns now available for storage or other commercial uses, subject to planning permission.

Unit 1 is a semi-detached store and measures approximately 17.99m (max) long x 7.77m (max) wide. The minimum internal height clearance is 3.50m with a maximum of 3.85m. The unit has LED lighting, power points and an electric roller shutter door of 3.54m wide x 3.30m high.

Unit 2 is a semi-detached store measuring 15.36m wide (max) x 31.87m long (max). The minimum internal height clearance is 4.36m with a maximum of 4.56m. The unit also has LED lighting, power points, a power floated floor and an electric roller shutter door of 3.98m wide x 3.99m high.

Each unit comes with immediate parking in front of the buildings.

LOCATION

The properties are located on a farm towards the edge of Framlingham. Framlingham is an affluent town in Suffolk with a population of approximately 4,000.

The town is located approximately 19 miles northeast of Ipswich, 11 miles north of Woodbridge and 7 miles west of Saxmundham. The A12 is within 4.7 miles and the A1120 is 2.7 miles to the northwest, providing access to the A140 and A14.

AVAILABILITY

	sq.ft	Rent (£)
Unit 1	1427	£7,100pa
Unit 2	696	£3,500 pa

A 20ft one trip storage container can also be made available at £80+VAT per month.

SERVICES

We understand the buildings are connected to mains electricity with potential for three phase. Water is available within the farmyard. No toilet provision at present.

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

TERMS

The units are available individually or together on annual licences with rent payable monthly in advance. A deposit will be held 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 their existing use the buildings are exempt from the Minimum Energy Efficiency Standards Regulations.

LOCAL AUTHORITY

East Suffolk Council.

RATEABLE VALUE

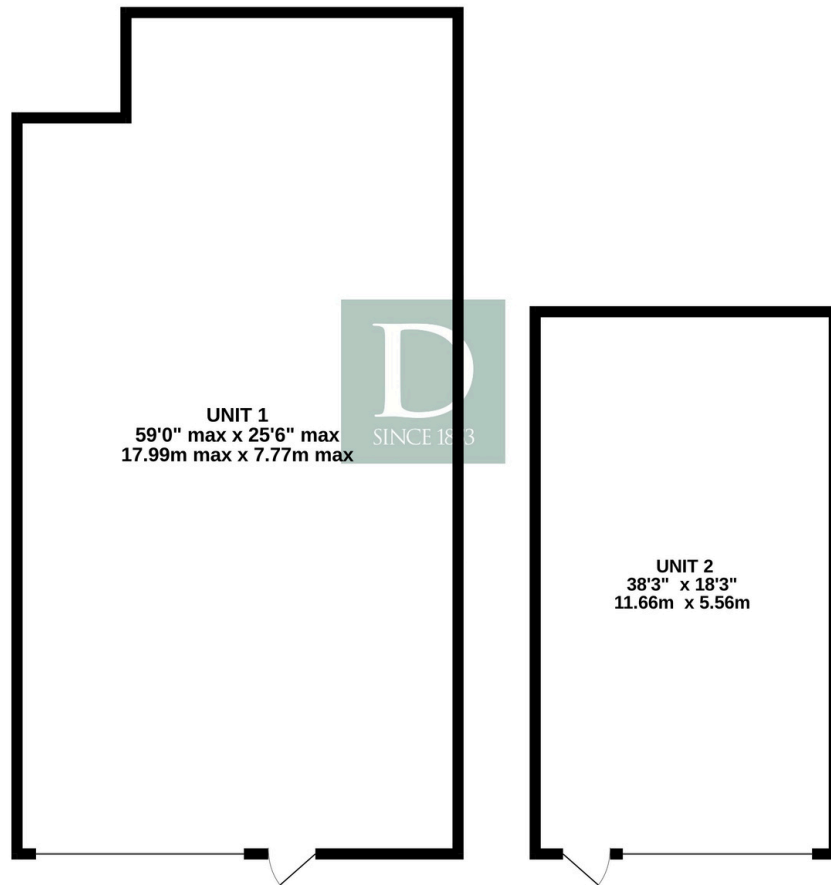
The units are not currently rated for Business Rates. However, if the properties do become rated in the future, the Business Rates will be the responsibility of the occupier.

DIRECTIONS

From Framlingham head out of the town centre on College Road before turning left onto Mount Pleasant. Follow the road further and after passing Thomas Mills High School, take the next right towards Charnwood Industrial Estate. Pass the industrial estate and take the next left. Follow the road further where the units will be found on the right hand side at Rose Farm.

What 3 Words: ///whirlpool.crispy.scarcelly





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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