

STATION YARD
BLYTH ROAD SOUTHWOLD IP18 6FH

To Let: Retail Units / Offices

DURRANTS
SINCE 1853

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To Let: Retail Units / Offices

Guide Rent: From £7,500 per annum

Key Features

- Space from 242sq.ft - 500sq.ft
- Studio / retail / office use
- Ground and first floor spaces
- Flexible rental agreements
- Communal meeting room, kitchen and co-working desks
- Vibrant mix of neighbouring tenants
- 24/7 access for all tenants
- Located at Station Yard in Southwold
- Allocated parking
- Last two units remaining



DESCRIPTION

In partnership with MENTA, Durrants are pleased to present Station Yard in Southwold. Station Yard is home to a range of small and growing businesses, offering grassroots support to help new and early-stage enterprises establish themselves and contribute to the economy of the town and surrounding coastal area.

With a range of spaces available, Station Yard is well suited for offices, studios, light-workshop use, consultancy services, or other professional businesses. The well-presented units and open-plan layouts allow occupiers to configure the space according to their needs, whether for workstations, meeting areas, or collaborative work environments.

Most units benefit from their own WC, private entrance and water supply for a kitchenette or sink installation. All units have ultra-fast Wi-Fi, LED lighting, heating, ample power sockets and dedicated security system. The first-floor offices can be accessed via lift and stairs. Communal meeting rooms, kitchen

and hot desks are also available to book by occupiers on a daily/monthly basis.

Each unit has its own dedicated car parking space, with visitor parking available on-street on either Blyth Road or Station Road.

LOCATION

Located on Blyth Road, this well-equipped, ready-to-occupy site sits within easy reach of Southwold's town centre, seafront, and a full range of local amenities. The town's strong tourism, high seasonal footfall, and thriving year-round community create an attractive and supportive environment for a wide variety of businesses.

Surrounded by cafés, independent shops, restaurants, leisure facilities, and essential local services, the area offers both convenience and vibrancy. Excellent public transport links to nearby Suffolk towns, along with on-street and nearby parking options, further enhance accessibility for staff and visitors.

AVAILABILITY

Unit No.	Sq ft	Rent PCM
Unit 2	500	£1,288.38
Unit 8	242	£623.41

SERVICES

Each unit is connected to mains electricity with some units benefitting from their own water supply and wc. Heating is via wet or electric radiator systems.

LEASE TERMS

The properties are available on flexible rental agreements for a term to be agreed.

VAT

VAT is applicable and therefore charged on top of the rent and any service charge.



ENERGY PERFORMANCE CERTIFICATES

Unit 2 – To be confirmed.

Unit 8 - To be confirmed.

LOCAL AUTHORITY

East Suffolk Council.

RATEABLE VALUE

Unit 2 – £7,600.

Unit 8 - £3,600.

The units therefore sits below the Small Business Rate Relief threshold for eligible occupiers.

DIRECTIONS

On entering Southwold from Reydon, head into the town and after the mini-roundabout turn right onto Blyth Road where Station Yard will be found immediately on the left hand side.

What 3 Words: ///stealthier.mount.airless





VIEWING

Strictly by arrangement with the agents.

CONTACT US

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