

## Industrial

# To Let Former Agricultural Unit with B8 Consent



## Four Ashes Farm, Badwell Road, Walsham Le Willows, Bury St Edmunds IP31 3BT

Approx 889.05 sq m (9,570 sq ft)

- Warehouse unit with 2 electric roller shutter doors, yard and onsite car parking
- 3 miles south-east of Stanton, 11.8 miles from Stowmarket, accessed via the A14 and A143
- Rural location in thriving Mid Suffolk village with various local amenities
- Available to let on new lease terms, price on application. Plus VAT



## Location

Walsham Le Willows is located in Mid Suffolk, approximately 3 miles south-east of Stanton, 11.8 miles from Stowmarket, 12.2 miles from Bury St Edmunds and 24.4 miles from Ipswich, the County town of Suffolk. The village has a population of circa 1,257 (as at 2021) and is accessed via the A14 and A143 trunk roads.

Walsham Le Willows is a thriving village with various local amenities and businesses including a coffee shop & Post Office, Congregational Church, Village Hall, play & recreation park, pre-school and primary school, St Mary's Parish Church, Summer Road Garage, HG Moore & Son Trucking Company, Rolfes Butchers, Boodle & Bear arts and crafts, Casa de l'Oli, SA First Aid Training, a builders merchants and country clothing store, a pottery, two pubs The Blue Boar and The Six Bells, and Moriarty's café.

The village is home to several clubs, groups and charities and there is a variety of pleasant countryside walks in and around the village.

## Situation

The property is situated at Four Ashes Farm on Badwell Road in a rural location, close to the junction with The Causeway and Palmer Street, a short distance from the village centre. The nearest bus station is just 6 minutes away on Grove Road. There are mainline rail stations at Elmswell, Stowmarket, Diss and Bury St Edmunds. The journey time from Stowmarket to London Liverpool Street is 1 hour 23 minutes.

## Description

The property comprises a former agricultural unit with two electric roller shutter doors, an eaves height of circa 5m and a yard area for car parking and loading/unloading. The unit provides clear open span space for storage use. There is LED lighting but no heating currently installed. WC facilities could be provided if required.

## Planning

We understand that planning consent has recently been granted for B8 storage and distribution use. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

## Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

## Business Rates

To be assessed. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

## Terms & Tenure

The premises are available to let on new full repairing and insuring lease terms, for a term of years to be agreed, price on application.

## VAT

VAT is applicable.

## Services & Service Charge

We understand that mains electricity is connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition. Service charge to be confirmed.

## Accommodation

<b>Total Area</b>	<b>889.05 sq m</b>	<b>9,570 sq ft</b>
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## Drive Times

Road	Miles	Drivetime
A143	5.8	11 mins
A14	27.4	37 mins
A140	17.1	28 mins
A11	18.5	33 mins
M11 (J9)	52.7	59 mins
M25 (J27)	78.7	1 hr 25 mins

## Energy Performance Certificate

As there is no heating installed an EPC will not be required.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,  
The Strand, Wherstead,  
Ipswich IP2 8NJ

**01473 211933**

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