

Class E Use

To Let: 3 x Grade A business units available in an attractive rural location, with on-site parking



Woodhouse Farm Barns, Dedham Road, Stratford St Mary, Suffolk CO7 6LT

From approx. 66 sq m (710 sq ft) to 79.2 sq m (853 sq ft)

- A small development of commercial business units in an attractive rural setting
- Located off the A12 turning to Stratford St Mary / Dedham
- Set in the heart of Constable Country
- Landscaped grounds, with stunning views of Dedham Vale
- Flexible business units / offices – can be combined
- Excellent on-site car parking
- High-speed broadband connection
- Convenient for nearby facilities, inc. Hall Farm Café and stores in Dedham village

Terms & Tenure

The offices are available to let on new Internal Repairing and Insuring Lease terms, for a term of years to be agreed (minimum lease term of five years). Plus VAT.

- Unit 1** – £1,450.00 + VAT pcm (£17,400.00 per annum exclusive + VAT)
- Unit 2** – LET
- Unit 3** – £1,250.00 + VAT pcm (£15,000.00 per annum exclusive + VAT)
- Unit 4** – £1,250.00 + VAT pcm (£15,000.00 per annum exclusive + VAT)
- Unit 5** – LET





Accommodation

Unit 1 (single storey)	79.2 sq m NIA	853 sq ft NIA
Unit 2 (single storey) - LET	82.5 sq m NIA	888 sq ft NIA
Unit 3 (1.5 storey)	66.0 sq m NIA	710 sq ft NIA
Unit 4 (1.5 storey)	66.0 sq m NIA	710 sq ft NIA
Unit 5 (1.5 storey) - LET	66.0 sq m NIA	710 sq ft NIA

Planning

The property has consent for Class E commercial use. All interested parties should contact Babergh Mid Suffolk Councils.

Business Rates

The offices are yet to be formally assessed (will be assessed once completed).

Energy Performance Certificate

EPCs to be provided upon completion.

Legal Costs

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

Services

We understand that mains electricity and water are 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, including any IT and telecommunications links.

Service charge to be advised. To cover costs of drainage, water rates, refuse collection, entrance gates, external grounds maintenance, lighting of the car parking areas and external window cleaning.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

rachael@penncommercial.co.uk
penncommercial.co.uk

Location

Stratford St. Mary is a village in Suffolk, set in the picturesque Dedham Vale Area of Outstanding Natural Beauty.

Stratford St. Mary is situated about 6 miles to the south of Ipswich, the county town of Suffolk, near the River Stour. It offers easy access to the A12 and A14.

Situation

A small development of commercial business units in a rural setting, positioned just off the A12 turning to Stratford St Mary / Dedham, in the heart of world-renowned Constable Country.

These business units will be developed with a focus on biodiversity enhancement and sustainability Solar renewable energy will be installed, electric and low-emissions vehicles charging point and cycle facilities provision. The grounds will be landscaped, with seating areas and native species of trees and hedges, wildflower mixes to attract birds and insects, grassed areas to boundaries, verges and the large open space on-site.

Description

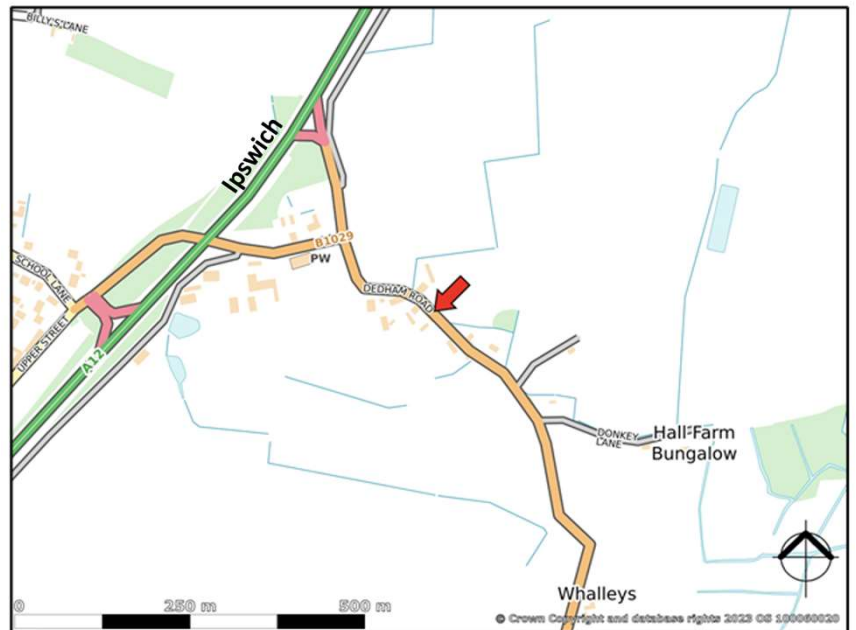
These high-quality commercial units have been carefully designed and replace the footprint of the original farm buildings. The buildings are fully Equality Act 2010 compliant.

The materials have been chosen to reflect the previous use of the site. Units 1 and 2 have been finished with brick and timber weather-boarding, under a plain tile roof. Units 3 – 5 have a more contemporary feel, with wooden cladding under a zinc roof, with large aluminium windows.

The units are arranged in a series of two separate blocks, providing self-contained Grade A space, capable of linkage to create larger accommodation, if required.

The specification is to an extremely high standard, to include: double-glazed aluminium powder-coated windows and doors; LED lighting; air conditioning / heating; full access raised floors, with carpet tiles, tea points and accessible toilets.

Four car parking spaces are available per unit, with an electric charging point provided on-site.



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