

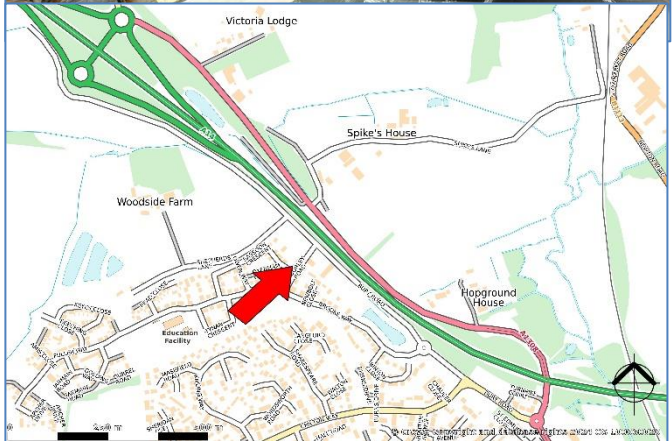
## Class E Commercial

# Class E Commercial premises adjacent to new Budgens



## Unit B, 9 Sorley Road, Stowmarket, IP14 1UY

- Class E commercial premises of approx. 95.1 sq m (1,023.8 sq ft)
- Rent of £18,000 per annum exclusive.
- Well connected property 0.8 miles (2 mins) from Junction 52.
- Fully serviced unit in shell condition with on street parking by Sorley Road
- Centrally located amongst new high-specification office development and within significant Taylor Wimpey housing development of Chilton Leys
- Brand new building adhering to latest regulations and standards
- Available immediately on new lease terms



## Location

Stowmarket is a town of Suffolk with a resident population of 21,534 13 miles north west of Ipswich, 15 miles South East of Bury St Edmunds, 42.5 east of Cambridge, and 38.2 miles south of Norwich. Major roads in the area include the A12, which provides dual carriageway access to the A14. Stowmarket sits on the main Norwich to London Liverpool Street train line and has undergone large-scale development in recent years, including The Range's one million square foot warehouse at Gateway 14 and large scale housing developments to accommodate a growing population.

## Situation

Sorley Road is a link road between the existing Taylor Wimpey residential developments of approx. 600 homes and Bury Road, which includes the Suffolk Central office development accommodating Tenants such as Aaron Services Ltd, Farmers Guide, and Frantec Financial Services. There is further commercial development being undertaken with space for numerous additional Tenants of the site. There is a bus stop meters away from the retail unit that connects Northfield View/Chilton Leys with Stowmarket. Vehicle access from the A14 is 1.7 miles from Junction 49. The site is equidistant between both Ipswich and Bury St. Edmunds.

## Description

The property is of brand-new high specification construction and finished to shell specification ready for Tenant fit-out. The unit offers good prominence on Sorley Road and large south facing windows providing a bright space internally

There is a storeroom to the rear, double loading doors, and a WC installed.

There is unrestricted car parking on Sorley Road with a loading bay to the front of the property with side access to the rear.

## Planning

We understand the property to have planning for Class E, Commercial 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

Rateable Value is to be assessed.

All interested parties should contact Babergh/ Mid-Suffolk District Council on 0300 123 4000.

## Terms & Tenure

The premises are available on a new lease, for a term of years to be agreed, at a commencing rental of £18,000 per annum exclusive.

There is no service charge at this time, but we understand the Tenant will be recharged their proportion of the buildings insurance to the Landlord.

## VAT

Is applicable.

## Services & Service Charge

We understand that mains electricity and water are connected to the property. Gas is in the wider estate NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation / condition including IT and telecommunications links.

## Accommodation

<b>Retail Area</b>	<b>90.3 Sq M</b>	<b>970 Sq Ft</b>
<b>Store Room</b>	<b>5 sq m</b>	<b>53.8 sq ft</b>

## Energy Performance Certificate

Rating A11 valid until 2033 under report number 1950-0376-0162-7654-0765.

## 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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