



Unit 1

Brickfields Business Park, Woolpit, IP30 9QS

Flexible Business Park Premises In Landscaped Setting

1,770 sq ft
(164.44 sq m)

- Well Served Village Location with excellent access to A14
- Suitable For a Variety of Uses Under Class E
- Attractive landscaped setting
- Excellent on-site car parking
- Modern & well presented business park offices

Unit 1, Brickfields Business Park, Woolpit, IP30 9QS

Summary

Available Size	1,770 sq ft
Rent	£21,500 per annum
Rates Payable	Based on the 2026 valuation, coming into effect in April.
Rateable Value	£13,250
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The Tenant will be required to provide an undertaking for abortive legal costs.
EPC Rating	D (80)

Description

Unit 1 comprises a modern and flexible business park premises providing high specification space on ground and first floors. The unit has an attractive full height glazed frontage, ground floor reception & open plan working area, kitchen and WC. The first floor provides open plan working area and two good sized office/meeting rooms.

The unit is to be refurbished to create open plan areas on the ground floor with new carpets and redecoration throughout.

Location

The historic and well serviced village of Woolpit is strategically situated 9 miles east of Bury St Edmunds and approximately 6 miles west of Stowmarket with its mainline rail service to London (1hr 20 mins).

The village lies in the important A14 corridor with its excellent links to Ipswich (19 miles), the east coast ports and Cambridge (37 miles), the midlands and London to the west—the latter reached by the M11. London Stansted airport is within 65 miles.

Brickfields Business Park lies on the edge of the village, off the old Stowmarket Road, less than a mile from the access point to the A14. The development enjoys an attractive landscaped setting with a large pond providing focal point.

Specification

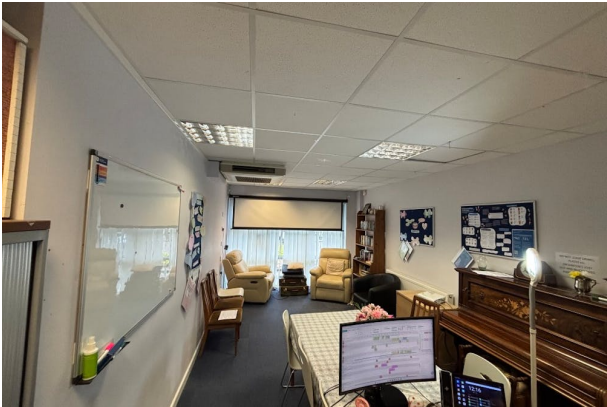
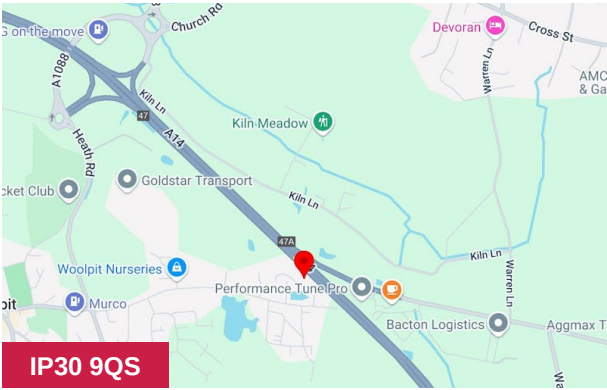
- Suspended ceilings
- Recessed lighting
- Comfort cooling & heating
- Newly redecorated
- Kitchen facilities
- Disabled WC
- Flexible floor layout & partitioning

Viewings

By appointed only with the sole letting agents Hazells. Contact 01284 702626

Terms

Available on a new F&B lease on terms to be agreed.



Viewing & Further Information



Richard Pyatt
01284 702626 | 07717758492
richard@hazells.co.uk



Francis Britton
01284 702626
francis@hazells.co.uk



Adam Palombo
01284702626
adam@hazells.co.uk