

**INCENTIVES AVAILABLE**

Unit 6, Brickfields Business Park

Woolpit, IP30 9QS

Flexible Business Park Premises In Landscaped Setting

4,030 sq ft
(374.40 sq m)

- Providing 4030 sq ft (374.4 sq m)
- Modern & well presented business offices
- Excellent on-site car parking
- Suitable For a Variety of Uses Under Class E
- Excellent access to A14
- Incentives available

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Summary

Available Size	4,030 sq ft
Rent	£48,500 per annum Incentives available
Rates Payable	£18,684 per annum Rated to include both unit 6 & 7, awaiting reassessment.
Rateable Value	£43,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Minimum contribution of 2.5% of the annual rent plus VAT
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,015	187.20	Available
1st	2,015	187.20	Available
Total	4,030	374.40	

Description

Unit 6 comprises a modern two-storey business park premises providing high specification space across ground and first floors, with an attractive full-height glazed frontage.

The ground floor provides a combination of open plan and partitioned accommodation with kitchen and WC facilities. The first floor offers further open plan working space with a single private office and an additional kitchenette. Throughout, the specification includes suspended ceilings with LED lighting, air conditioning and carpeted floors.

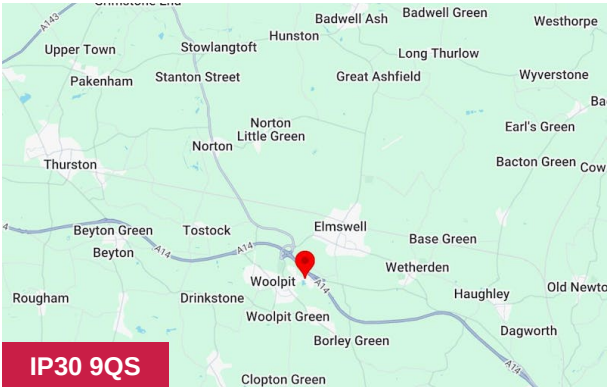
The property benefits from generous on-site car parking with further on site overflow parking available if required.

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.



Viewing & Further Information



Adam Palombo
01284702626
adam@hazells.co.uk



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