

Single storey warehouse

Approx. 2,235.64 sqm/24,064 sq ft



Units A, B & C Tomo Business Park Stowmarket, Suffolk IP14 5AY

- Planned in clear space
- Surface loading doors
- Plus dock level facility
- 4.9m min to eaves

To Let: £70,000 p.a. (£2.90p per sq ft)

Units A, B & C Tomo Business Park, Stowmarket



Situation & Description

The property comprises a self contained, 3 bay warehouse which sits adjacent to Tomo House; a two storey office building.

The property features a concrete perimeter road providing access, circulation and associated parking.

The property is located on the southern side of Creeting Road, on the popular and well known Tomo Industrial Estate, which sits to the south east of Stowmarket town centre. There are easy road links to the A14 trunk road.

Accommodation (all areas approximate)

Arranged in three interconnecting bays.

Internal Width – 59.88m
Internal Depth – 36.44m
Plus WCs and separately partitioned two storey office.

Ground Floor Area – 2,235.64 sq m
First Floor Offices – 43.56 sq m

GROSS INTERNAL AREA 2,235.64 sq m/24,064 sq ft

Features Include

- * Functional open plan warehouse
- * Tailboard loading to front
- * 2 x loading doors to rear
- * 3 x loading doors to south (unused)
- * Full perimeter vehicle circulation
- * Short distance to/from A14

Lease

We understand that the property is held upon a lease for a term of 10 years from 8 August 2016 (expiring 7 August 2026) with provision for a rent review in August 2021 at a current rent of £70,000 per annum exclusive.

Tenant's Break

We understand there is provision in the lease for the tenants to determine this agreement on the 7 August 2021 upon prior notice.

Schedule of Condition

We understand that there is a schedule of condition annexed to the lease which will limit the tenants repairing liability.

Important Notice

Savills, their clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Business Rates

We understand the property has a rateable value of £72,000 payable at 0.493p in the £ (2018/19) however applicants are invited to check this direct with Mid Suffolk District Council.

VAT

We understand that VAT is applicable in this instance.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior telephone appointment with either of the joint agents:



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