



## Newly Refurbished Unit To Let

Unit 7, Combs Tannery, Tannery Road, Combs  
Stowmarket, IP14 2EN



**Storage Space**



**Office 1**



**Office 2**

## Description

Unit 7, Tannery Road is located in Combs, overlooking attractive Suffolk countryside, with Stowmarket on its doorstep. There is ample parking on site. Viewing is essential!

## Accommodation

Approx 276 sq ft storage space and 552 sq ft which is divided into two offices.

Parking for several cars.

Automatic roller shutter door for easy loading and unloading.

Security enabled site entrance and security cameras.

## Availability

Available on a flexible lease

## Rent

£817.00 pcm + VAT

## Service Charge

This is excluded from the rent and is to cover all maintenance and repairs to the common parts on site.

## Legal Costs

There will be no legal costs involved for the setting up of the Lease

## Planning & Use

B1, B2 and B8

## Business Rates

From 1<sup>st</sup> April 2017 Rateable will be £7,700 – This may qualify for small business rate relief – Please enquire with Mid Suffolk District Council authority.

## VAT

The unit is opted for VAT

## Electricity

Usage only, payable by tenant

## Location

The unit is located just over a mile west of Junction 50 of the A14 dual carriageway

Stowmarket lies at the centre of Suffolk on the A14 corridor with fast trains to London and Norwich. The town has a range of facilities to care for wide level of general interests.

The site itself offers local footpaths to explore during your lunchtime break.

## Viewing

By prior appointment with our office, 01449 612 022

## Location Plan

