



8 Needham Road

Combs Ford, Stowmarket, Suffolk, IP14 2AW

Ground Floor Office To Let £12,500 per annum

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

8 Needham Road

Combs Ford | Stowmarket | Suffolk | IP14 2AW

Stowmarket Town Centre 0.7 Miles | A14 (J50) 1.8 Miles

Ground floor modern office in a prominent position in Combs Ford, Stowmarket. Net Internal Area approx. 55.65 sqm (599 sqft). Car parking available. Business Unaffected - Due to Relocation.

LOCATION

The unit is located in a prominent position in Combs Ford, Stowmarket. Nearby occupier include: The Gladstone Arms pub, Cracknell Fish & Chips, and Room 2 hair & beauty. Stowmarket Town Centre is located 0.7 miles to the north. There is also good access to the A14 trunk road at junction 50 approx. 1.8 miles to the north-east.

8 NEEDHAM ROAD

The unit comprises of an open plan office, store room, understairs store cupboard, staff room, kitchenette and WC. The office benefits from large double-glazed windows to side, recessed spot lights, electric heater, perimeter trunking and carpet floor. There are three customer car parking spaces to the front and a further 4 staff parking spaces to the rear of the unit.

NIA Floor Area: 55.65 sqm (599 sqft)

RENT AND AVAILABILITY

8 Needham Road £12,500 per annum – Available from 1st August 2026

LEASE TERMS

The property is available on a new internal repairing lease.

DEPOSIT

Three months' rent.



SERVICES

Mains water, drainage and electricity.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'D' (98)

BUSINESS RATES

Rateable Value: £7,200 RV 2026

This is not the amount of rates payable. The Tenant will be responsible to pay any rates due. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with Ipswich Borough Council regarding their rates liability.

PLANNING

We assume that the property has planning consent for Class E (office) use by virtue of its current use. The property may be suitable for a variety of uses under Class E including: retail, restaurant, sports and recreation, medical and health services, creche and day nursery, offices and research & developments. All interested parties should make their own enquiries with Mid Suffolk District Council regarding the intended use.

LOCAL AUTHORITY

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX. Tel: 0300 123 4000

VAT

No VAT.

BOADBAND SPEED

Download speed up to 1800 mbps (Source: Ofcom 2026)

Upload speed up to 220 mbps (Source: Ofcom 2026)

MOBILE COVERAGE

EE – Good outdoor and in-home (Source: Ofcom 2026)

O2, Three, & Vodafone – Good outdoor, variable in-home
(Source: Ofcom 2026)

COSTS

Each party to pay their own legal or any other costs included in the transaction.

AGENT'S NOTES

- The current business is unaffected. We understand they are relocating to new premises.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial

Contact: Will D'Arcy

Tel: 01449 833692

Email: wdarcy@lsk.co.uk



Plans, Areas and Schedules

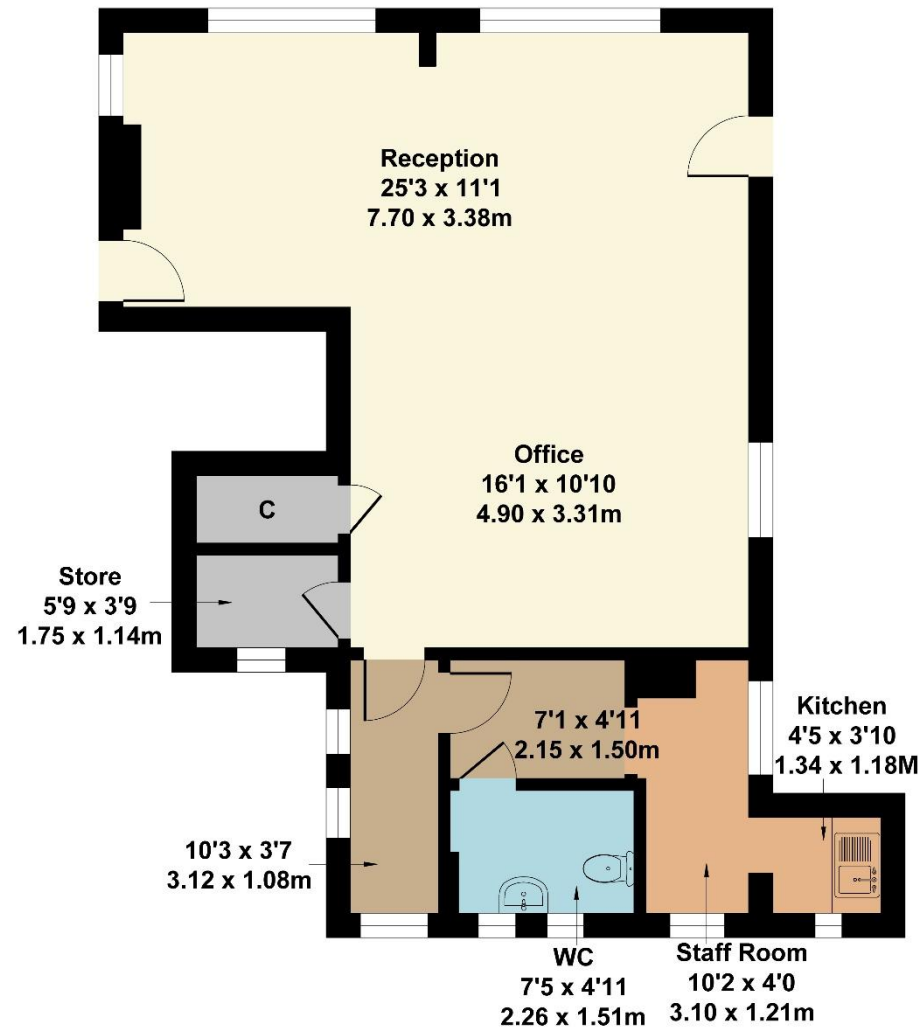
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

8 Needham Road, Combs Ford, Stowmarket, Suffolk, IP14 2AW



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