



Unit 8C

Charles Industrial Estate, Stowupland Road, Stowmarket, Suffolk, IP14 5AH

Light Industrial Unit To Let - £12,000 plus VAT per annum

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Unit 8C

Charles Industrial Estate | Stowmarket | Suffolk | IP14 5AH

A14 (J50) 1.7 Miles | Ipswich 12.4 Miles | Bury St Edmunds 15.6 Miles |

Light industrial unit on Charles Industrial Estate.
Gross Internal Area extending to approx. 129.92 sqm (1,398 sqft).

LOCATION

The unit is located on the Charles Industrial Estate in Stowmarket. Stowmarket offers a good range of services and has a mainline railway station with London Liverpool Street approximately 1 h 26 minutes. There is also access to the A14 trunk road at junction 50 approx. 1.7 miles to the east-south.

DESCRIPTION

Brick construction with a pedestrian front door and roller shutter door to front aspect. Car parking is available.

ACCOMMODATION

On the ground floor the unit comprises of an entrance lobby, office, WC, garage with roller shutter door and store cupboard. On the first floor there are two offices, staff room, WC and store cupboards. The first floor offices benefit from LED lighting, air conditioning, carpet floor and power sockets. Gross Internal Area: 129.92 sqm 1,398 sqft
Roller shutter door opening: 2.39m height 2.70m width
Eaves height: 2.39m

RENT AND AVAILABILITY

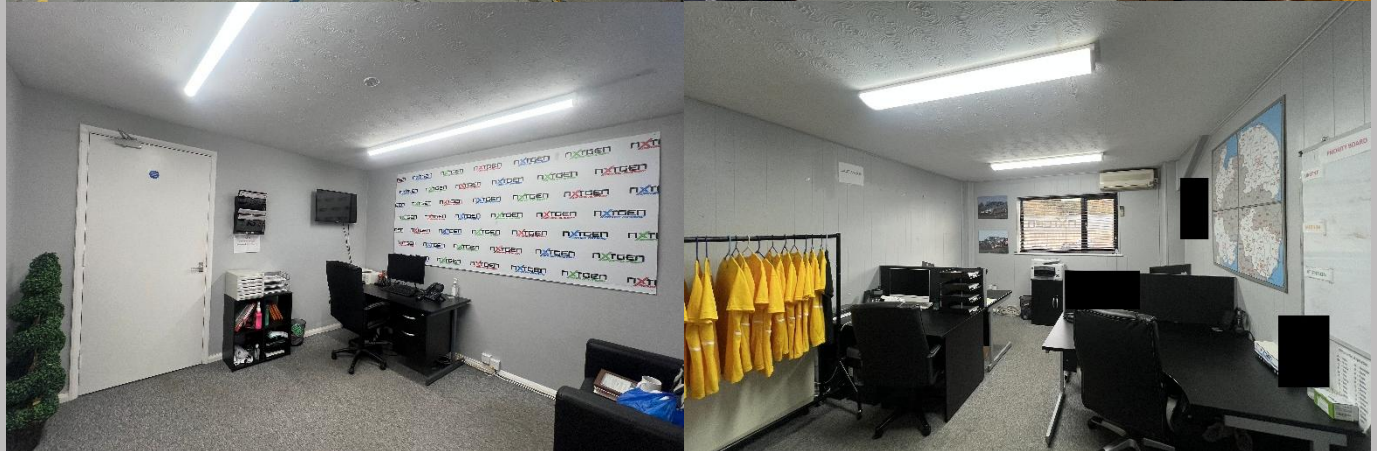
Unit 8C £12,000 plus VAT per annum December 2025

LEASE TERMS

The property is available on a new full repairing and insuring lease.

DEPOSIT

Three months' rent.



VAT

All charges are subject to VAT.

SERVICES

Mains water, drainage and electricity. We have not tested any of the services or appliances.

SERVICE CHARGE

The Tenant will be responsible to pay the estate service charge.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: TBC

LOCAL AUTHORITY

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

BUSINESS RATES

Rateable Value: £6,700 RV 2023

Payable Rates: £3,343.30 per annum

The rates payable are based on the current UBR of £0.499. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with Mid Suffolk District Council regarding their rates liability.

PLANNING

We assume that the property has planning consent for Class E light industrial use by virtue of its current use. All interested should make their own enquiries with Mid Suffolk District Council regarding the intended use.

BROADBAND SPEED

Download speed up to 76 Mbps (Openreach, 2025)

Upload speed up to 15 Mbps (Openreach, 2025)

MOBILE COVERAGE

Indoor - Variable – EE, O2 & Vodafone (Ofcom, 2025)

Outdoor - Good – EE, O2, Three & Vodafone (Ofcom, 2025)

COSTS

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

AGENT'S NOTE

Property Particulars prepared November 2025.

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

Contact: Harry Storey

Tel: 01449 833687

Email: hstorey@lsk.co.uk

Plans, Areas and Schedules

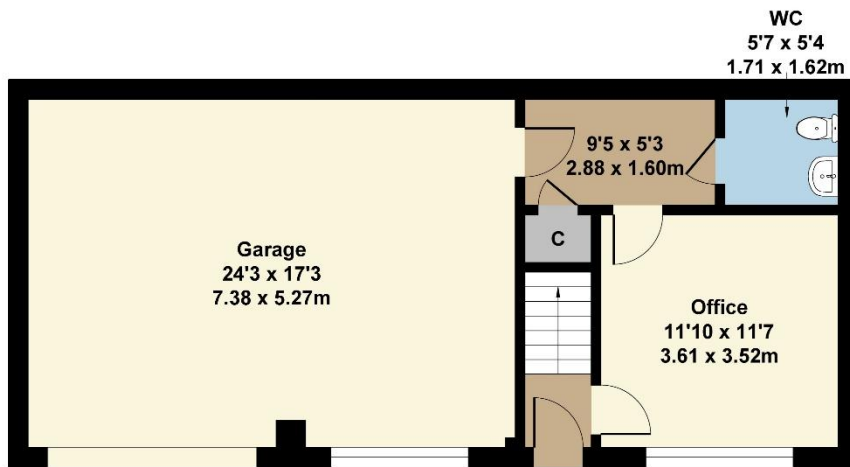
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either 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:-

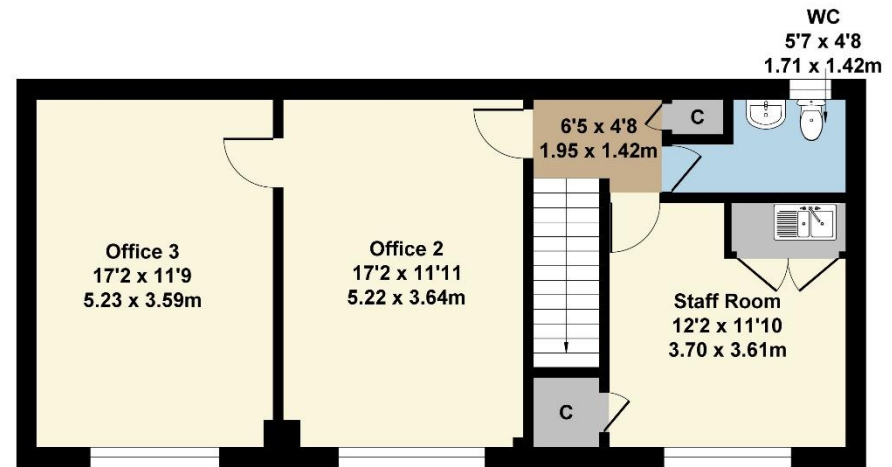
- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, 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.
- c) 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.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) 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.



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GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN