



Unit 7, Rickinghall Business Centre

Willow Farm Rickinghall, Diss, IP22 1LQ

To Let – £4,625 per annum. Offices and Garage space approx. 840sqft (NIA)

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Unit 7 Rickinghall Business Centre

Willow Farm | Rickinghall | Diss | IP22 1LQ

Rickinghall 2 Miles | A140 4.6 Miles | Diss 8 Miles | Bury St Edmunds 16 Miles

2/3 office spaces, with garage/store, and WC. Kitchenette within the first office. Net Internal Area approx.: 78sqm (840sqft)

LOCATION

Rickinghall Business Centre is located on the outskirts of the village of Rickinghall, in North Suffolk. Bury St Edmunds is located approximately 18 miles south west of the village of Rickinghall and the popular market town of Diss is approximately 9 miles north east of Rickinghall. Diss benefits from a regular train service to London.

ACCOMODATION

Unit 7 Rickinghall Business Centre

2/3 office spaces, garage/store, and WC. Kitchenette within the first office. Storage heaters and plug sockets available. Potential to knock down internal stud walls to create one large second office (subject to landlord permission). On site car parking and CCTV.

Up and over garage door opening approx.: 2.058m height
2.242m width.

Net Internal Area approx.: 78sqm (840sqft)

RENT AND AVAILABILITY

£4,625 per annum exclusive.

LEASE TERMS

The property is available on a new full repairing and insuring lease. Both the landlord and tenant reserve the right to end the lease and regain possession at any point during the lease term with 6 months' notice.



DEPOSIT

Three months' rent.

COSTS

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

SERVICES

Mains water, drainage and electric.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'D' (87)

LOCAL AUTHORITY

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IPI 2BX.

BUSINESS RATES

Unit 7, Rickinghall Business Centre Rateable Value: £3,600 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 Mid Suffolk District Council regarding their rates liability.

VAT

VAT is payable.

PLANNING

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

FLOOD RISK

Surface water – Low risk

Rivers and the sea – Very Low risk

BROADBAND SPEED (Based on Willow Farm)

Download speed up to 1,800 Mbps (Ofcom, 2026)

Upload speed up to 220 Mbps (Ofcom, 2026)

MOBILE COVERAGE (Based on Willow Farm)

EE, O2, Three – Good Outdoor (Ofcom, 2026)

Vodafone – Variable outdoor (Ofcom, 2026)

AGENT'S NOTE

Property Particulars prepared July 2026.

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.

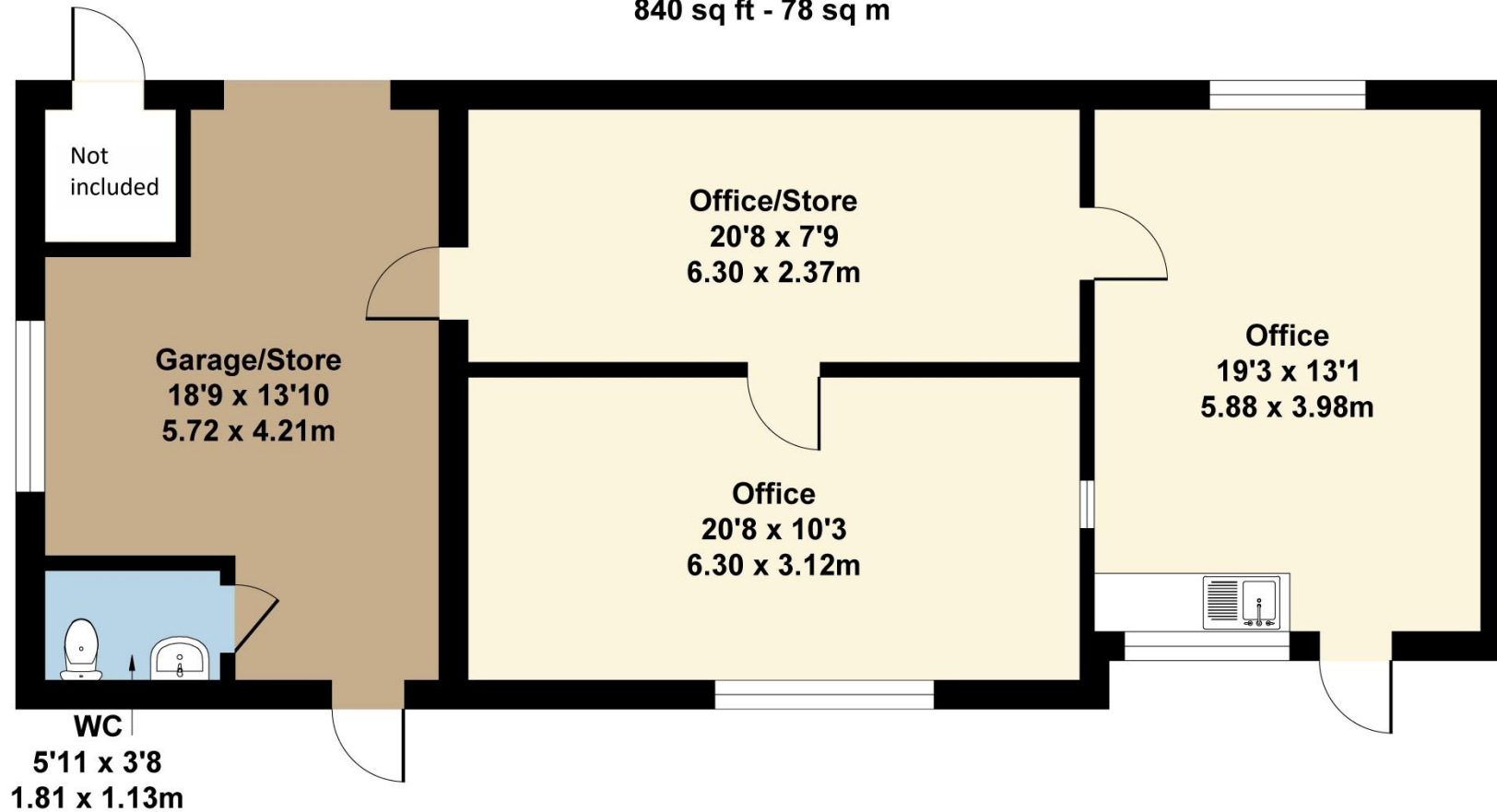
Misrepresentation and Notices

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.

Unit 7, Rickinghall Business Centre, Willow Farm Rickinghall, Rickinghall, Diss, IP22 1LQ

Approximate Net Internal Area
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN