



Unit 16D

Ticehurst Yard, Tostock, Bury St Edmunds, Suffolk, IP30 9PH

Office Unit To Let – approx. 48.9 sqm/ 526 sqft (NIA)

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Unit 16D

Ticehurst Yard | Tostock | BSE | IP30 9PH

A14 (J46) 1.7 Miles | Bury St Edmunds 7.7 Miles | Stowmarket 8.1 Miles

First floor modern office with car parking and convenient access to A14. approx. 48.9 sqm/ 526 sqft.

UNIT 16D (FIRST FLOOR)

Modern office in good decorative order with strip lights, air-conditioning, electric heaters, double glazed windows and carpet floor. The property is well served with car parking, and there is also green space that can be enjoyed by the tenants.

Unit 16D has a shared entrance with stairs leading to a first-floor open plan office space and kitchen. There are two shared WC's (including a disabled WC) on the ground floor. NIA Floor Area: 48.9 sqm (526 sqft)

RENT AND AVAILABILITY

Unit 16D £6,500+VAT pa

LEASE TERMS

The property is available on a new internal repairing lease.

DEPOSIT

Three months' rent.

VAT

All charges are subject to VAT.

SERVICES

It is understood that the property is connected to mains electricity and water. Drainage is connected to a shared private septic tank system.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'E' (102)

BUSINESS RATES

Rateable Value for Unit 16 C & D: £10,500 RV 2026 (together)

The rateable value will be reassessed by the valuation office for the office unit 16D to be let individually. Small business rates relief may be available for individual units 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 (office) use by virtue of its current use.

LOCAL AUTHORITY

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

COSTS

The Tenant will be expected to pay for the preparation of the lease (max £750 plus VAT).

DIRECTIONS

Exiting the A14 at junction 46 from the Bury St Edmunds direction turn right onto Thurston Road under the A14. Follow the road into Beyton passing the village Green. At the junction turn left onto Tostock Road and follow the road for 1.3 miles over the A14. The property is located on the righthand side and signposted "Ticehurst Yards".

VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Will D'Arcy
Tel: 01449 833692 or Email: wdarcy@lsk.co.uk



Plans, Areas and Schedules

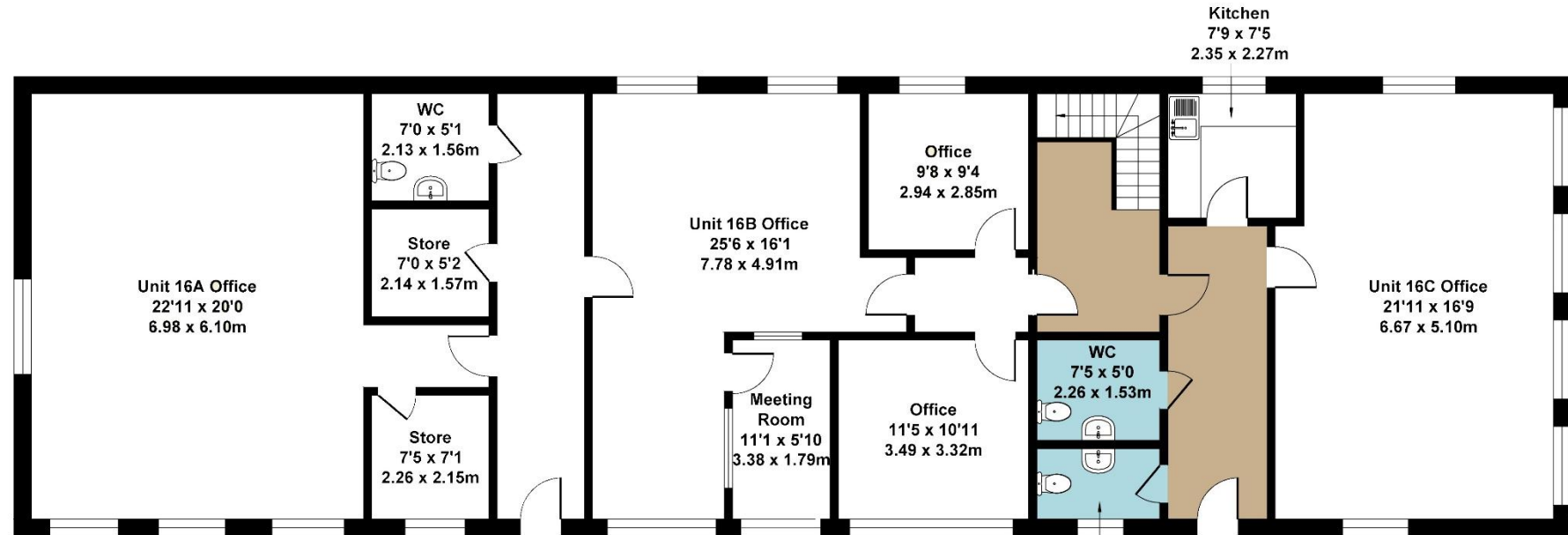
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either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

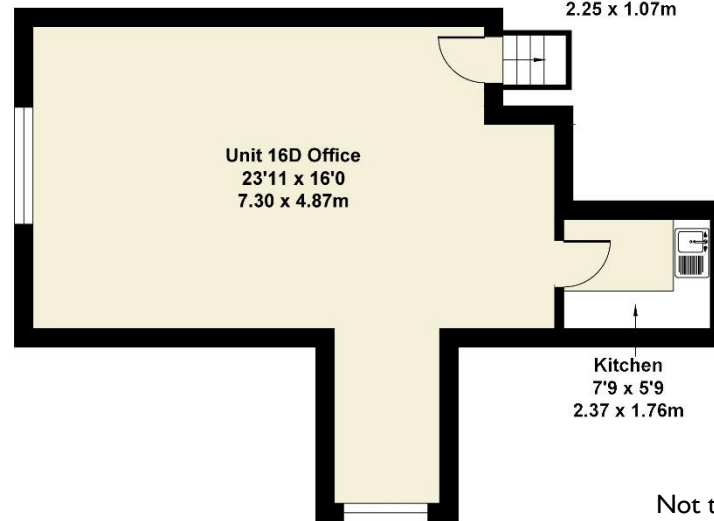
Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- 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.

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GROUND FLOOR



FIRST FLOOR

Not to Scale. For Illustrative Purposes Only.

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN