

Units 2, 3 & 5, Plot 11, Lion Barn Industrial Estate, Needham Market, Suffolk, IP6 8NZ



To Let
Industrial/
Warehouse
Premises

To Let

- Prominently located on the estate
- A14 within 1.5 miles
- Gross internal area 17,007 sq ft (1,579 sq m)
- Ancillary offices, meetings rooms, kitchen & WC facilities
- Available as a whole or as two individual units from the 1st July 2020.

Details

Location

Lion Barn Industrial Estate is situated to the south of Needham Market and within about 1.5 miles of the A14/A140 interchange to the east and 4 miles of the A14 Great Blakenham interchange to the south (see location plan on the back page).

The A14 provides excellent road communications with Felixstowe, Ipswich, Bury St Edmunds and the national motorway network.

The property is situated in a prominent position fronting the entrance of the estate.

Description

The property comprises a steel portal frame building with brick/blockwork and profile sheet cladding to the elevations. The roof is insulated and incorporates translucent roof panels. The individual units vary in accommodation arrangements and specification, summarised as follows:

Unit 3

The premises comprises a warehouse with mezzanine floor and ancillary offices. The warehouse is served by a large shutter door and is fitted with fluorescent lighting and three phase electricity.

The ancillary accommodation is arranged upon two floors and benefits from a glazed front elevation. The ground floor provides offices, meeting rooms, reception/lobby, WCs and a kitchen. The first floor provides mostly open plan office accommodation together with a private meeting room and board room.

The specification to the offices includes suspended ceilings incorporating fluorescent lighting and air-conditioning, electric night storage heaters, carpet floor coverings and data & power points with raised access flooring on the first floor.

Unit 2 & 5

The premises comprise a large warehouse with ancillary storage, kitchen and WC facilities. The warehouse is served by two shutter doors and fitted with fluorescent lighting.

The property benefits from a surfaced forecourt for loading and car parking.

Alternatively the premises can be let in parts.

Accommodation

The property has a total approximate gross internal floor area of 17,007 sq ft (1,579.99 sq m)

Incorporating:

Unit 3

Ground Floor:

Warehouse	1,774 sq ft	(164.78 sq m)
Ancillary Areas	1,458 sq ft	(135.44 sq m)

First Floor:

Offices	1,461 sq ft	(135.78 sq m)
Mezzanine	731 sq ft	(67.88 sq m)

Eaves height - 6.41 m | Apex height - 10.84 m
Shutter door: Width - 5.00 m | Height - 5.00 m

Unit 2 & 5

Warehouse	10,306 sq ft	(957.45 sq m)
Stores	876 sq ft	(81.36 sq m)
Kitchen & WCs	401 sq ft	(37.30 sq m)

Eaves height - 5.15 m | Apex height - 8.41 m
Shutter doors: Width - 5.00 m | Height - 5.00 m

Services

It is understood that the property is connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Business Rates

The property is currently assessed as follows:

Unit 3A (offices) Rateable Value:	£ 9,700
Unit 3 (warehouse) Rateable Value:	£17,250
Unit 2 & 5 (warehouse) Rateable Value:	£55,000

Standard UBR for 2019/20 is 0.491p. Rates payable will be dependant upon combination of units leased.

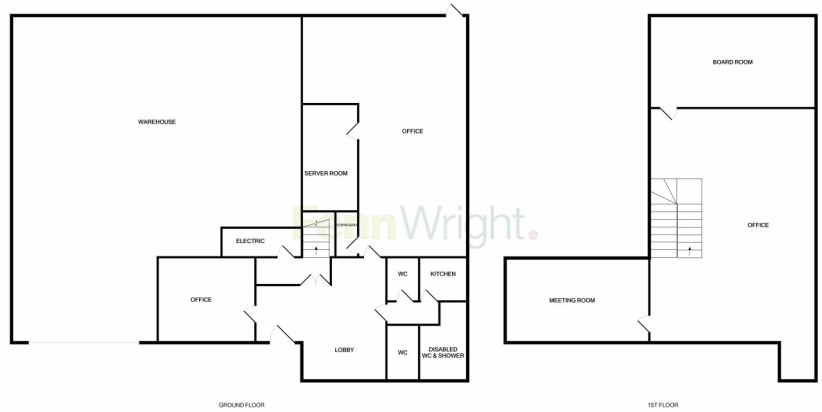
Local Authority

Babergh and Mid Suffolk District Council,
Endeavour House, 8 Russell Road, Ipswich
IP1 2BX
T: 0300 123 4000

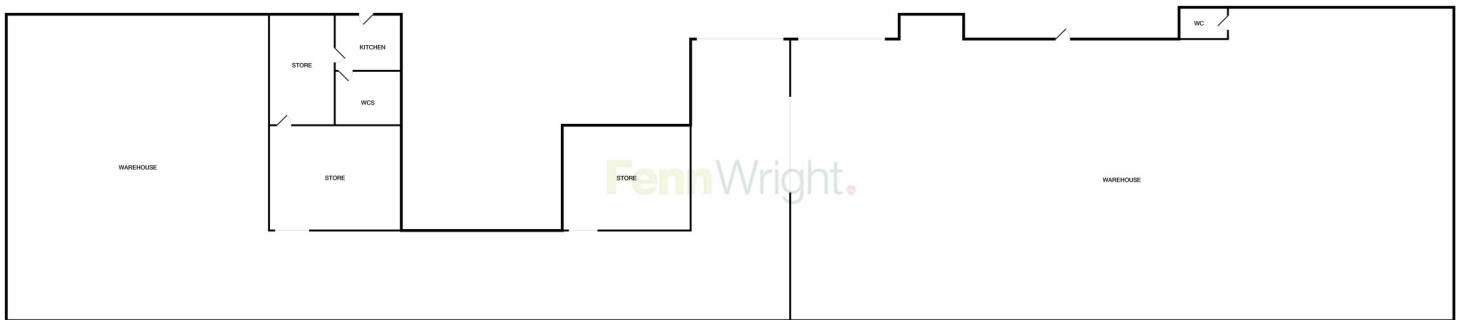
Legal Costs

Each party is to be responsible for their own legal costs.

Unit 3



Units 2 & 5



Indicative Floor Plan—Not to scale

Terms

The premises are available as a whole on a new lease at a rent of £90,000 per annum exclusive as the following rents:

Unit 2 & 5: £60,000 per annum exclusive

Unit 3: £30,000 per annum exclusive

The rent is subject to VAT.

Particulars

Property details prepared in January 2020.

Energy Performance Certificate

To be confirmed.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact **Hamish Stone**

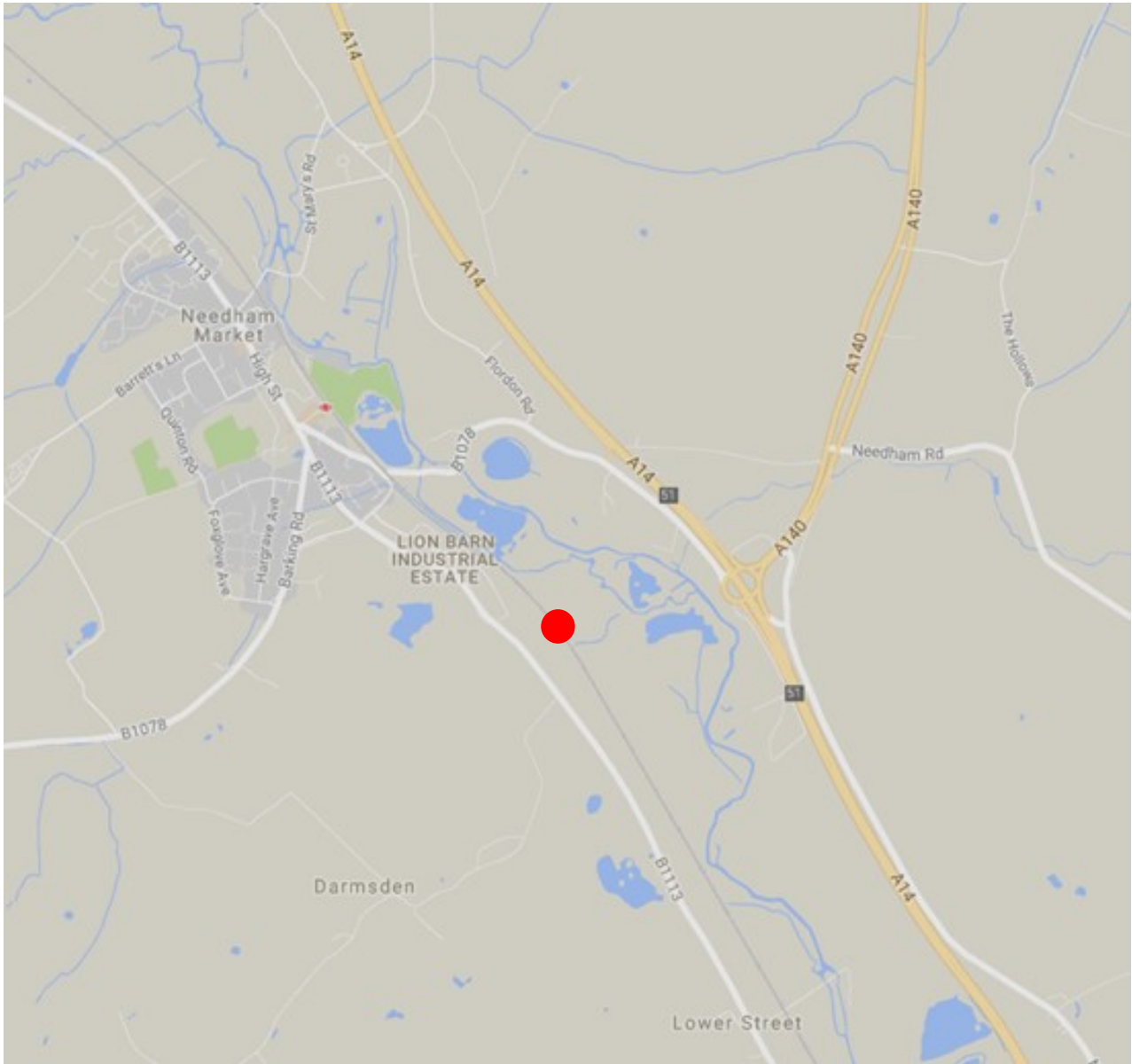
hws@fennwright.co.uk

Lacy Scott & Knight

Market Place, Stowmarket,
IP14 1DN

T: 01449 612384

**LACY SCOTT
& KNIGHT**



Location Plan

For further information

01473 232 701

fennwright.co.uk

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