



**AVAILABLE TO LET**

Two Modern Self-Contained Office Suites

Suite 8 & 9 Wharfedale House, Prentice Road,  
Stowmarket, IP14 1RD

**UNIT 8**

**£10,200**  
per annum exclusive

**678 sq ft**  
[63.03 sq m]

**UNIT 9**

**£10,800**  
per annum exclusive

**750 sq ft**  
[69.69 sq m]

## IN BRIEF

- » Excellent location within walking distance of train station
- » Modern self-contained suites

## LOCATION

Stowmarket is a busy market town located within central Suffolk, on the A14 between Ipswich (11 miles to the south east) and Bury St Edmunds (15 miles to the north west). There is a direct train service to London (Liverpool Street).

The property is located off Prentice Road within a short walking distance to the train station.

## DESCRIPTION

Wharfside House is a four-storey mixed use property, predominantly comprising office accommodation.

Both suites 8 and 9 are situated on the second floor, offering an open plan office layout with integrated tea point, along with a disabled WC and entrance lobby.

Both suites are of similar specification, including suspended ceilings with integrated fluorescent lighting and air-conditioning, perimeter trunking with power & data points, and wood effect laminate floor coverings.

Access is via shared internal stairwells and lift facilities, with communal parking available on-site.

## ACCOMMODATION [Approximate Net Internal Floor Areas]

### Suite 8

- » Office 678 sq ft [ 63.03 sq m]
- » Entrance Lobby & Disabled WD -- --
- » Total Net Internal Floor Area 678 sq ft [ 63.03 sq m]

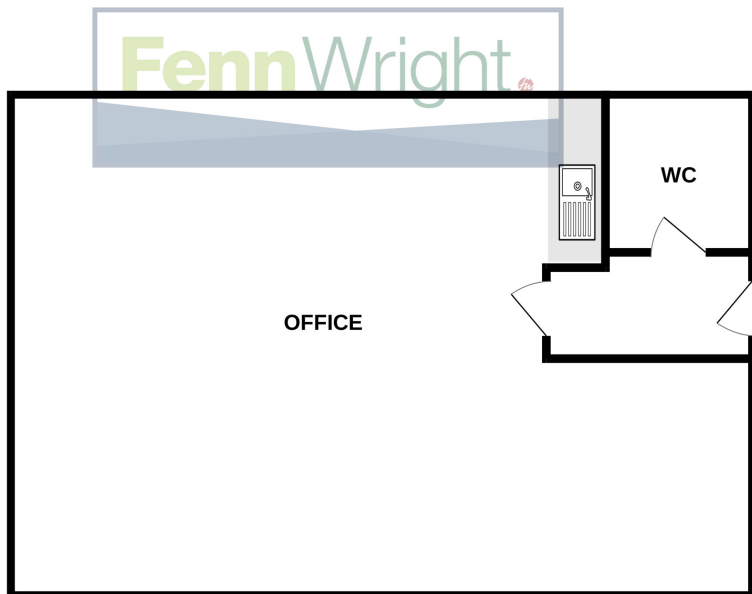
### Suite 9

- » Office 750 sq ft [ 69.69 sq m]
- » Entrance Lobby & Disabled WD -- --
- » Total Net Internal Floor Area 750 sq ft [ 69.69 sq m]

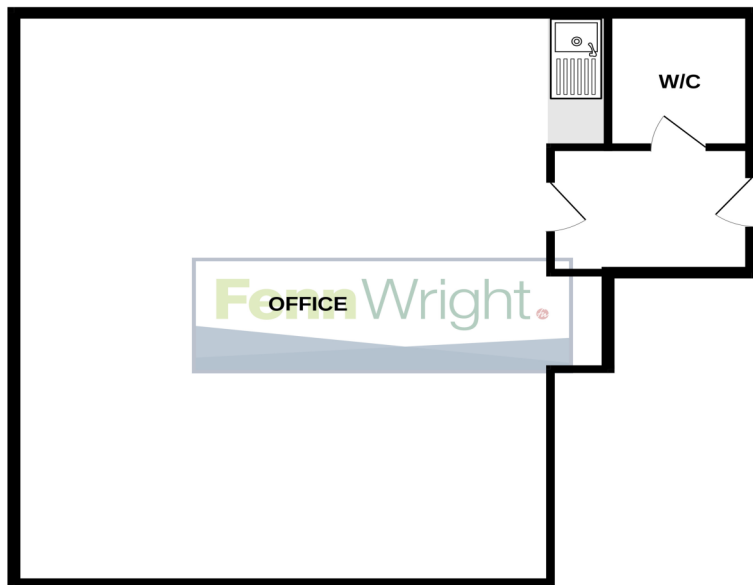


## Floor Plan

### Suite 8



### Suite 9



Not to scale for identification purposes only

## BUSINESS RATES

According to the Valuation Office Agency website, the suites have the following Rateable Values:

Unit 8 Rateable Value: £8,300 | Rates Payable (2024/25): £4,141.70

Unit 9 Rateable Value: £8,900 | Rates Payable (2024/25): £4,361

The rates payable are based upon the current UBR for 2024/25 of £0.499. Small business rate relief may be available providing up to 100% exemption subject to eligibility. All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

## SERVICES

it is understood that the premises is connected to mains water, electricity and drainage.

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

## PLANNING

We understand that the premises has permission for Use Class E—offices. All interested parties should make their own enquiries with the local planning authority.

## LOCAL AUTHORITY

Babergh & Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel: 01473 432000

## TERMS

The suites are available to let on a new business leases upon the following rents:

Suite 8 - £10,200 per annum exclusive | Suite 9 - £10,800 per annum exclusive

A service charge is payable in relation to the maintenance of the common areas of the estate and upkeep of the exterior. The rent and service charge are plus VAT.

## ENERGY PERFORMANCE CERTIFICATES

Suite 8: B Rating | Suite 9: C Rating

## LEGAL COSTS

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

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE LETTING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

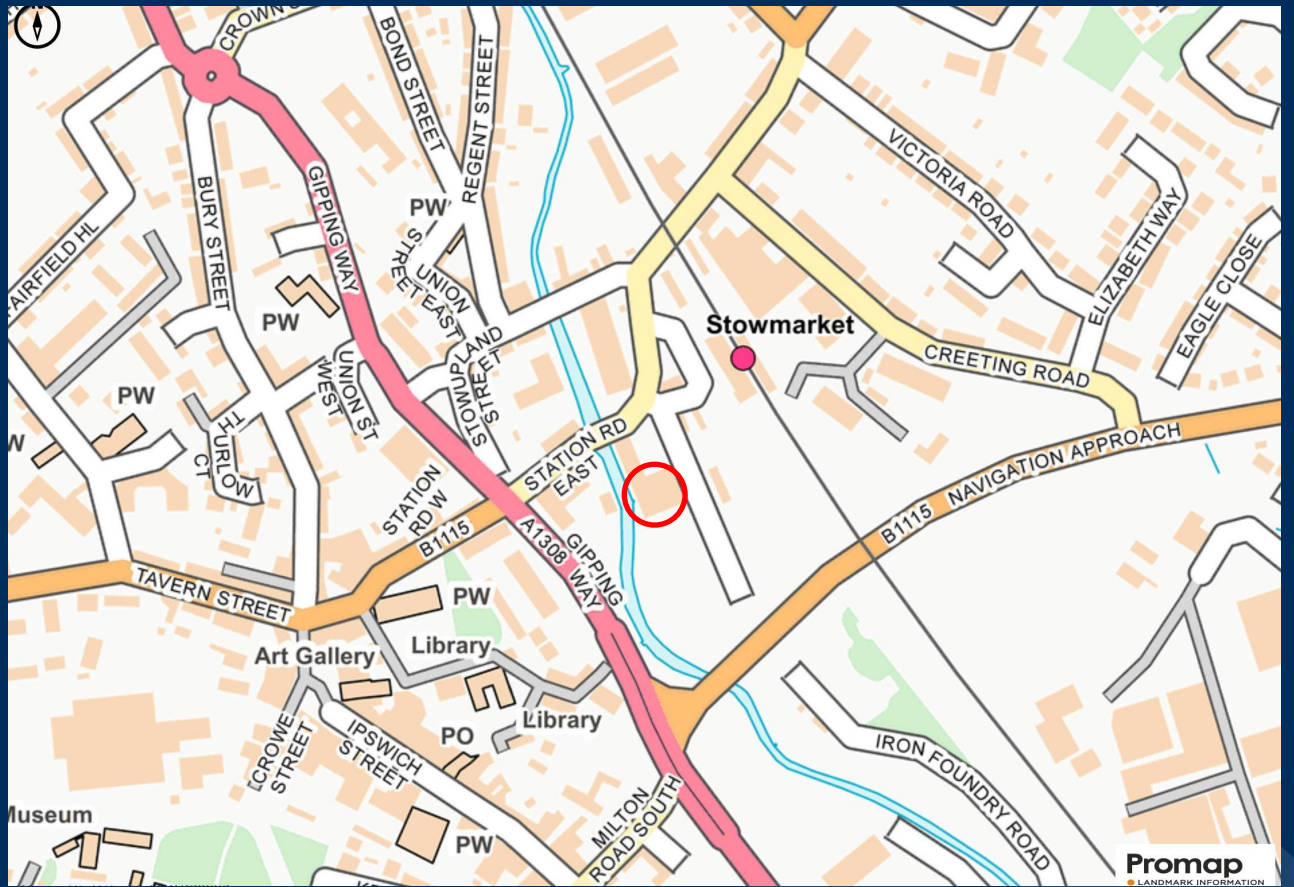
IP1 1BA

Contact: Hamish Stone

T: 01473 220211

E: [hws@fennwright.co.uk](mailto:hws@fennwright.co.uk)

*Agents Note - under S.21 of the Estate Agents Act 1979, we would like to notify all interested parties that the landlord of the property is a relation to an employee of Fenn Wright LLP.*



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- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
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Particulars created November 2025

