

OFFICES

TO LET



**Stevens House, 17 Station Road West, Stowmarket
IP14 1EF**

114853/2025A



STEVENS HOUSE

17 STATION ROAD WEST, STOWMARKET, SUFFOLK, IP14 1EF



Agreement

To Let



Detail

Offices



Rent

£10 per sq ft pax



Size

559.44 sq m (6,022sq ft)



Location

Stowmarket, IP14 1EF



Property ID

114853/2025A

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

Modern multi-let office building located close to the town centre, public car parks and rail links. There are a total of 9 suites across the whole building plus a ground floor lobby with reception desk (currently unattended). The building benefits from a passenger lift, WCs on each floor and kitchens on first and second floors. The general specification of most suites is carpet tiles, suspended ceilings, Cat 2 lighting and perimeter trunking. Tenants include Specsavers, Expert Physio and The Turquoise Collection.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Suite F3	87.6	943
Suite S1	58.99	635
Suite S2	48.87	526
Total NIA	195.46	2104

Energy Performance Certificate

The property has an EPC of C (54). A copy of the EPC is available from the agent.

Tenure

The property is available to let by way of a new lease or licence on terms to be agreed.

Services

Mains electricity gas and water are available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

Town & Country Planning

The premises have consent for class E (formerly B1 & D1) uses however interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:	Mid Suffolk	
Description:	Office and Premises	
Rateable Value:	Suite F3	£8,000
	Suite S1	£5,700
	Suite S2	£5,600

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Rent

£10 per sq.ft exclusive of VAT and all other outgoings.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VAT

We understand that VAT will not be payable on the purchase price.

Service Charge

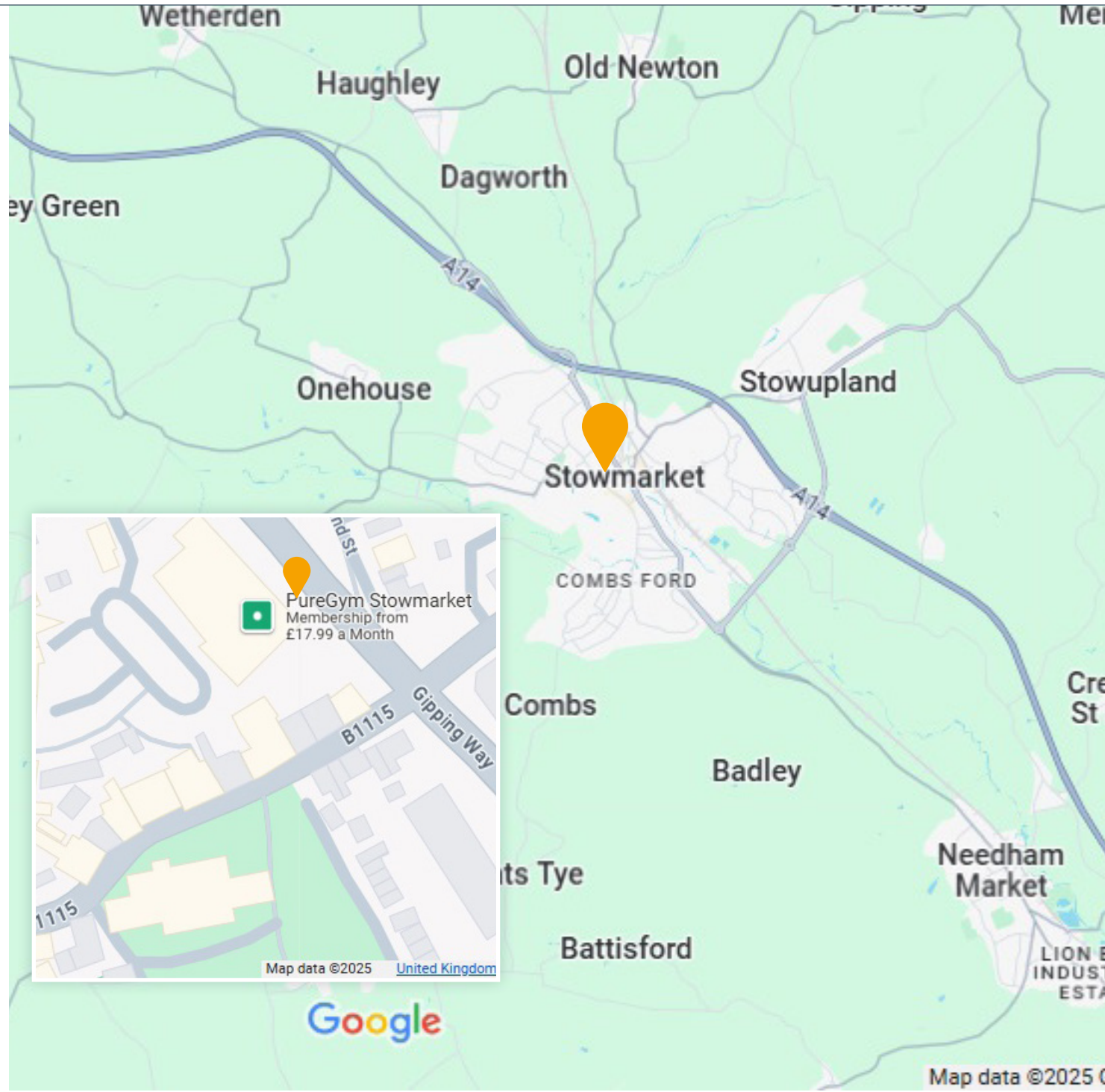
A service charge will be levied for the upkeep and maintenance of the common parts. The current service charge budget equates to approximately £3.90 per sq.ft

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Stowmarket is a popular market town in the Mid Suffolk area along the A14 which provides excellent access to both Ipswich approximately 15 miles, Bury St Edmunds approximately 16 miles and Cambridge. The offices are located on Station Road West, within walking distance of the town centre, public car parks and railway station which benefits from a direct line into London Liverpool Street.





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