



AVAILABLE TO LET

Self-Contained Business Unit with Two Car Parking Spaces

Former Dairy Depot, Prentice Road, Stowmarket,
IP14 1RD

RENT

£13,200

per annum exclusive

AVAILABLE AREA

1,998 sq ft

[185.61 sq m]

IN BRIEF

- » Situated Close to Stowmarket Town Centre
- » Good access to A14 & A12
- » Available for immediate occupation

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

The premises comprise a single-storey self-contained business unit with two parking spaces and a loading access.

The property is of brick/timber clad elevations beneath a pitched profile roof construction. Internally, the warehouse is fitted with LED lighting and a concrete floor. The property is served by three-phase electricity and includes WC facilities.

Access is via a personnel door as well as a roller shutter door.

ACCOMMODATION [Approx. Gross Internal Floor Areas]

- » Warehouse 1,961 sq ft [182.20 sq m]
- » WC's 37 sq ft [3.41 sq m]
- » **Total GIA** **1,998 sq ft [185.61 sq m]**

- » Apex: 6.22 m | Eaves: 3.74 m





INDICATIVE FLOOR PLAN - NOT TO SCALE

BUSINESS RATES

According to the Valuation Office Agency website, the property has the following rating assessment:

Rateable Value: £10,750

Rates Payable (2025/26): £5,364.25

The rates payable are based on the current UBR of £0.499. Small business rates relief may be available to eligible occupiers providing up to 100% relief.

All interested parties should speak to the local authority to verify their liability.

PLANNING

We understand the premises have permission for Class E light industrial uses as defined in the Town and County Planning (Use Classes) Order 2020.

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating: C (0391-0000-1072-6445-6979)

TERMS

The premises are available on a new business lease upon terms to be agreed at an initial rent of £13,200 per annum exclusive.

The property is VAT elected.

LEGAL COSTS

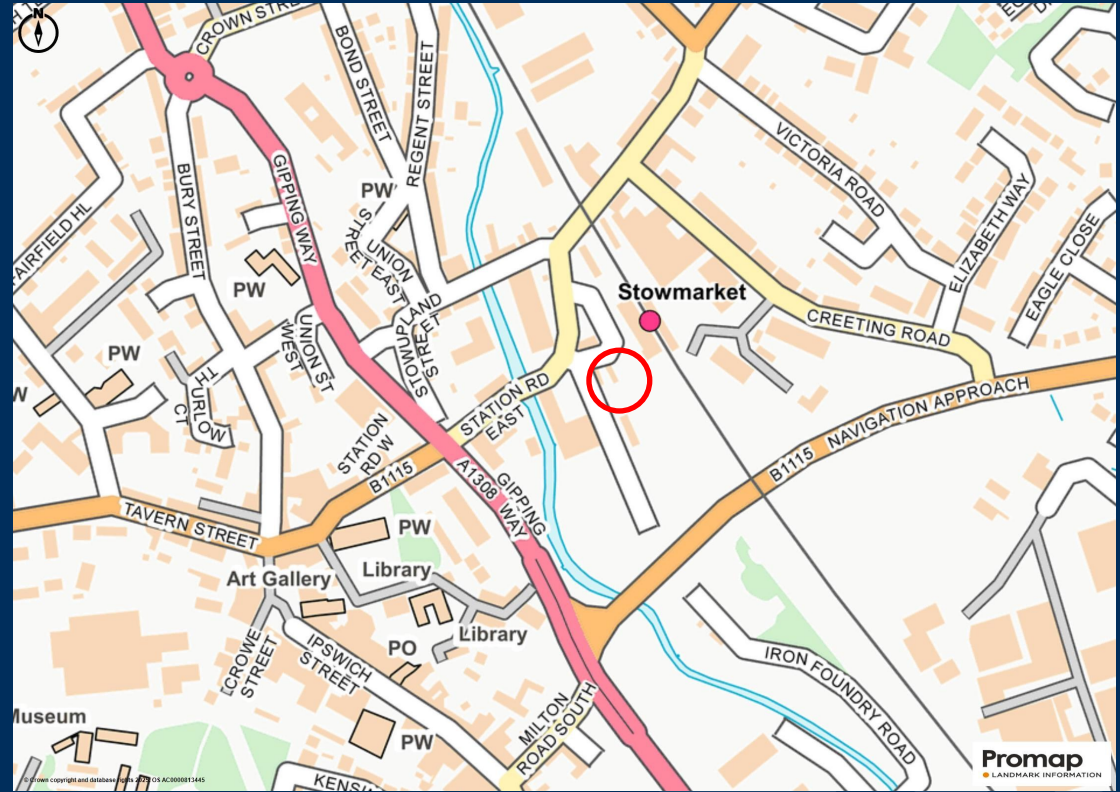
Each party to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created January 2026.

