



AVAILABLE TO LET

Semi-detached modern industrial unit

**Unit 8A Williamsport Way, Lion Barn Industrial
Estate, Needham Market, IP6 8RW**

RENT

£69,000 per annum exclusive

FLOOR AREA (GIA)

**12,264 sq ft
[1,139.24 sq m]**

IN BRIEF

- » **Good access to A14 within 1.5 miles**
- » **Modern industrial premises**
- » **Eaves Height 5.75m**

LOCATION

Unit 8A Williamsport Way is situated on the established Lion Barn Industrial Estate to the south of Needham Market. The property is located 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, providing convenient access to Ipswich, Bury St Edmunds, Cambridge and the wider national motorway network.

DESCRIPTION

The property comprises a semi-detached industrial building of steel framed construction and is shown on the site plan edged red for identification purposes only. The elevations are of brick and blockwork, with profile sheet cladding above, while the mono-pitched roof is similarly finished in profile sheeting and incorporates translucent panels.

The unit is served by three roller shutter doors, with an internal blockwork wall currently separating Bays 2 and 3, incorporating a further shutter door for internal interconnection. It is intended that the two additional internal shutter doors within the party wall with the adjoining property will be removed prior to the premises being let.

The industrial accommodation is served by high level LED lighting and a warm air blower. Ancillary accommodation is arranged along the left hand flank wall, accessed off a personnel side door. The ancillary accommodation comprises a canteen, office and preparation area and two WC's. The accommodation has a sealed painted floor and is served by electric night storage heaters, air conditioning and surface mounted, fluorescent strip lighting.

Externally the property benefits from a tarmacadam forecourt providing loading and parking facilities.

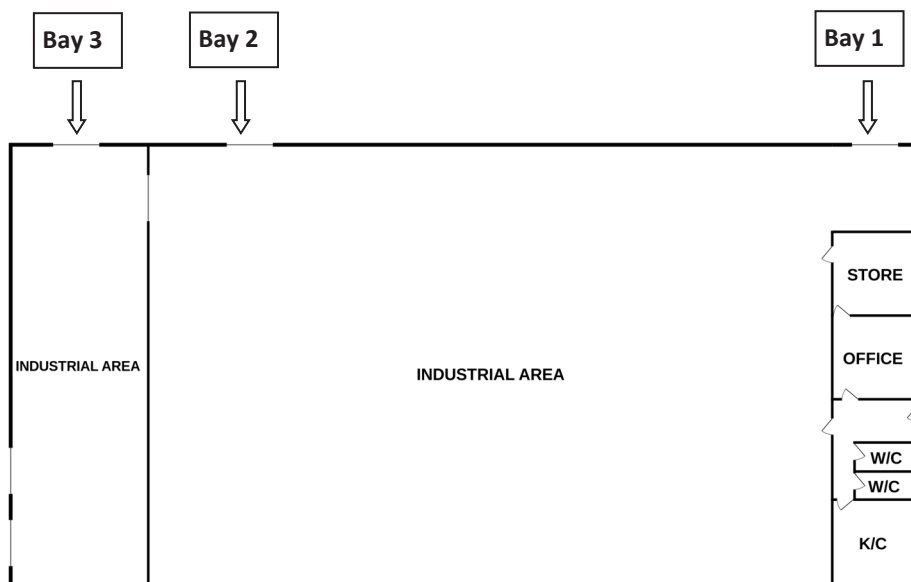
*It is understood that the food preparation room installed within the main area will be removed prior to a new tenant taking occupation.

ACCOMMODATION

The property has an eaves height of 5.75 m and provides the following approximate floor areas:-

Main Area	10,773 sq ft	[1,000.79 sq m]
Ancillary Accommodation	691 sq ft	[64.16 sq m]
Mezzanine	800 sq ft	[74.29 sq m]
Total Gross Internal Area	12,264 sq ft	[1,139.24 sq m]





BUSINESS RATES

The property is assessed as follows:

Rateable Value	£47,250.00
Rates Payable (2026/2027)	£20,412 per annum

The rates payable are based on the current UBR of £0.432.

All interested parties should make their own enquiries with the local rating authority to verify their rating liability.

PLANNING

The property was developed as an industrial unit in 2000 and it is assumed that it benefits from Class B2 (general industrial) planning permission as defined by the Town & Country (Use Classes) Order 1987 (as amended). The property is also considered suitable for alternative Class E(g)(iii) (light industrial) and Class B8 (warehousing and storage) uses, subject to planning. All interested parties should make their own enquiries with the local planning authority to verify whether alternative planning permission is required for their intended use.

SERVICES

It is understood that the property is connected to mains water, electricity and drainage. The property is served by an external heating oil storage tank.

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 of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Babergh & Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX. Telephone 0300 1234000.

ENERGY PERFORMANCE CERTIFICATE [EPC]

E(122) - Ref. 3638-2626-8414-8478-2310

Valid until 24th July 2032

TERMS

The premises are available on a new full repairing and insuring lease for a term of 10 years, contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954 and at an initial rent of **£69,000 per annum exclusive**.

Site Plan



For Identification Purposes Only.

Not to Scale.

VAT

The property is VAT elected and VAT will be chargeable upon the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE LETTING AGENTS:

Fenn Wright LLP

1 Buttermarket, Ipswich, Suffolk, IP1 1BA

Contact:

Alistair Mitchell

T: 01473 417714

E: agm@fennwright.co.uk

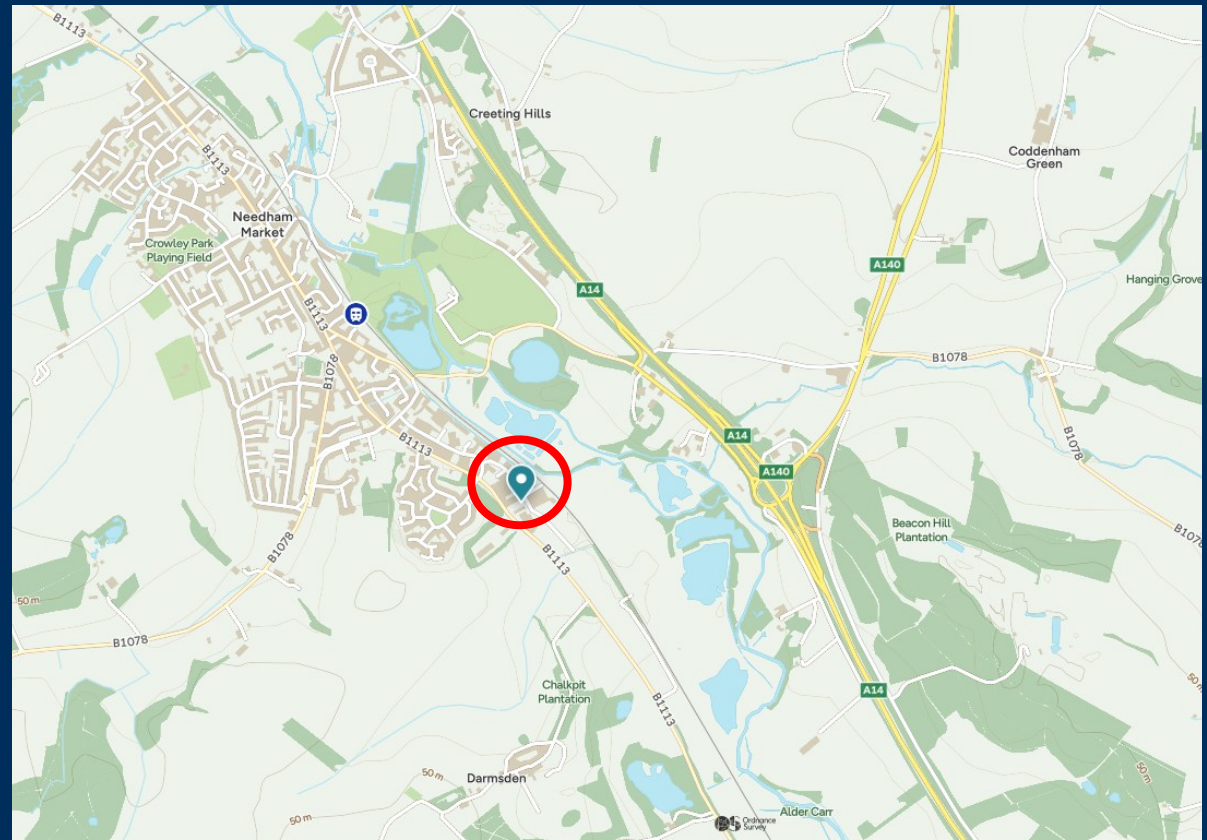
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Particulars created June 2026

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