



AVAILABLE TO LET

Detached Barn Style Office with Generous Parking Provisions

**River Barn & Cart Lodge, Peninsula Business Centre,
Wherstead, Ipswich, IP9 2BB**

RENT

£12,500

per annum exclusive

AVAILABLE AREA

893 sq ft

[82.96 sq m]

IN BRIEF

- » Available from January 2026 now on a new lease
- » Well located within close proximity to the A14 and town centre
- » Generous parking provisions

LOCATION

Peninsular Business Centre is located in Wherstead, approximately 0.4 miles from the A14/A137 intersection close to Wherstead Park and within less than 3 miles of Ipswich town centre.

The business centre comprises a range of former agricultural buildings which have been sympathetically converted to provide high quality business units in a pleasant rural location. The A14 and A12 trunk roads provide excellent road communications with London, Felixstowe and the Midlands.

DESCRIPTION

The property comprises a former timber framed barn which has been sympathetically converted to provide office accommodation. The property has two principle sections, one to the front and the other to the rear.

The front section provides an office with integrated tea point, cloakroom and WC. The rear section has a separate entrance which leads to an entrance hall together with WC and kitchen before entering the office accommodation.

The specification includes double glazed windows, electric heating, and data & power points. NB, we understand the current tenant installed the existing carpeting and may remove, a tile floor is laid beneath.

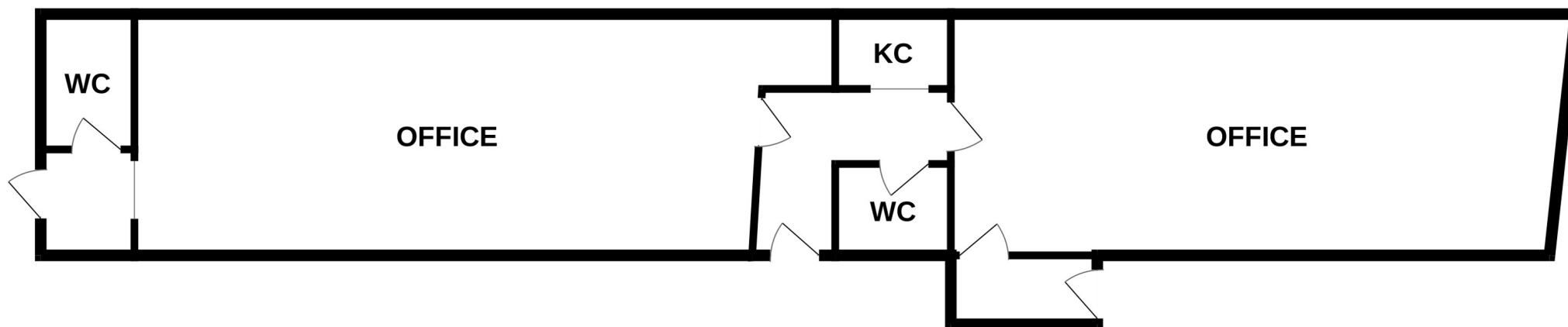
Ample parking is proved within a surfaced forecourt to the front.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Front Section	38.29 sq m	(412 sq ft)
» Rear Section	44.66 sq m	(481 sq ft)
» Total Net Internal Floor Area	82.96 sq m	(893 sq ft)





NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

SERVICES

We understand 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 companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Tel: 0300 1234000

BUSINESS RATES

We understand that the premises are assessed as follows:

Rateable Value: £10,000

Rates Payable (2024/25): £4,990 per annum

All interested parties should make their own enquiries to verify their rates liability.

PLANNING

It is understood the property has benefit of planning permission for uses under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

All interested parties should make their own enquiries with the Local Planning Authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

To be provided.

TERMS

A new lease is available upon terms to be agreed at an initial rent of £12,500 per annum exclusive.

VAT is payable on the rent.

SERVICE CHARGE

A service charge is payable in relation to the common areas of the estate. Further details available upon request.

LEGAL COSTS

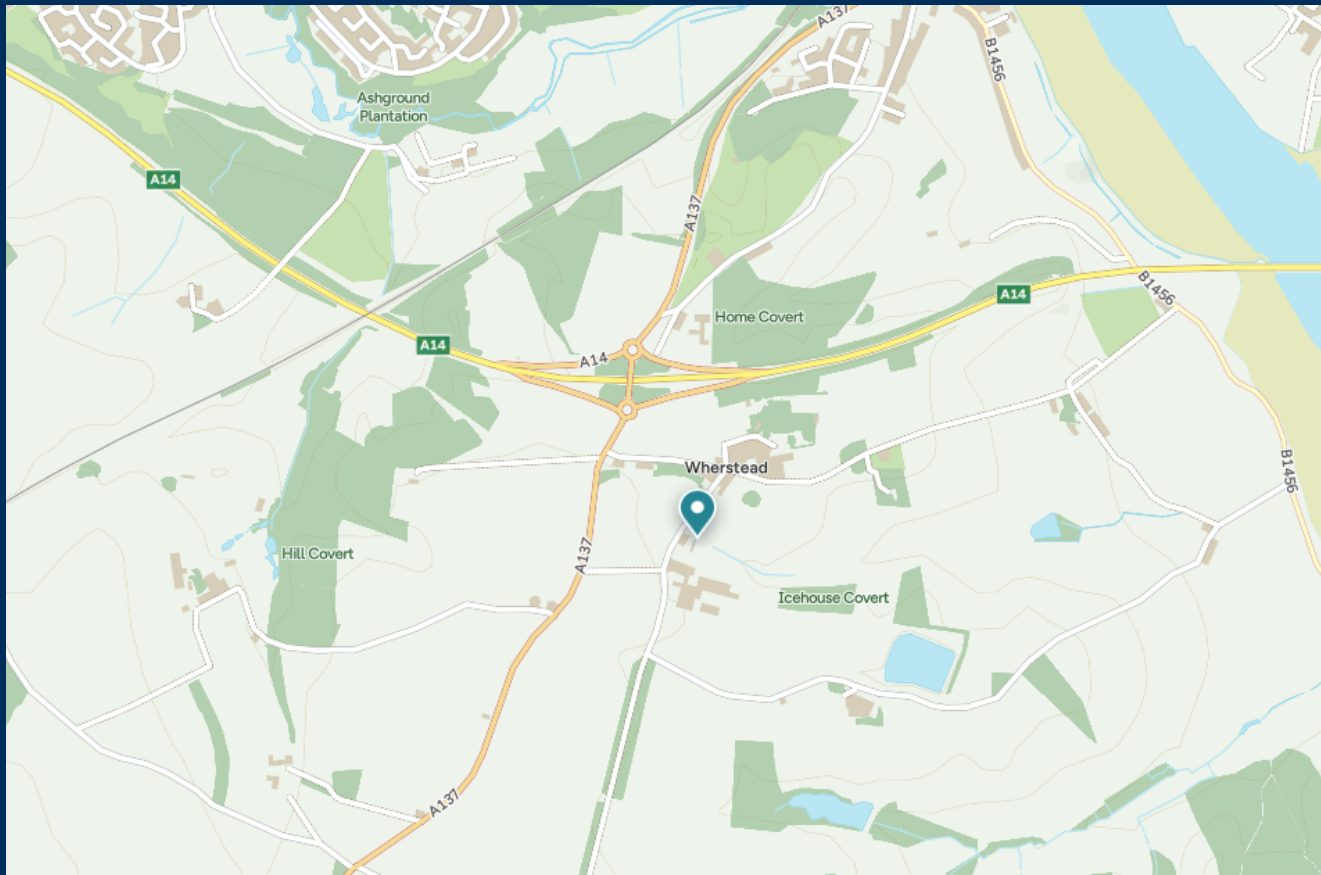
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created November 2025.

