

# WAREHOUSE TO LET AT CREETING ST MARY, SUFFOLK



## DESCRIPTION

11,625 sq ft warehouse to let on a secure rural commercial site near Ipswich with excellent A14 access.

The unit benefits from LED lighting, three-phase electricity, concrete floor and loading area.

There are three roller-shutter doors to the front of the, all 7m in height, and three personnel doors.

The site provides excellent HGV access via both the A140 and A14.

## LOCATION

The unit is located on the A140 near Creeting St Mary, just 2 miles from the A14. Ipswich is 7 miles to south and Stowmarket is 6 miles to the north. The A14 provides excellent onward access to Bury St Edmunds and to Ipswich and the south-east.

## INSURANCE

Contents insurance is the responsibility of the tenant.

## RATES

The tenant is responsible for business rates if applicable.

## TERMS

To be negotiated with the landlord. Not less than one year's occupation.

## RENT

£6,780 + VAT pcm.

## DEPOSIT

One month's rent.

## VIEWINGS

Strictly by appointment only.

## ENQUIRIES

Howie, Kent & Co.

 **Creeting St Mary**

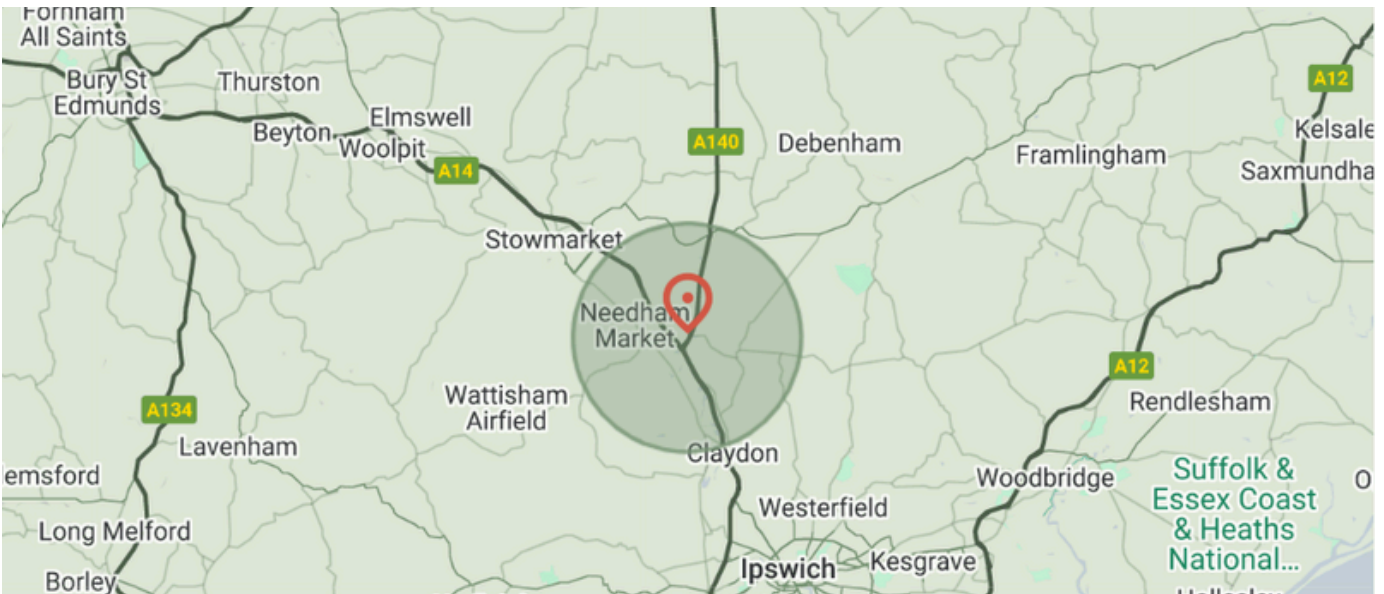
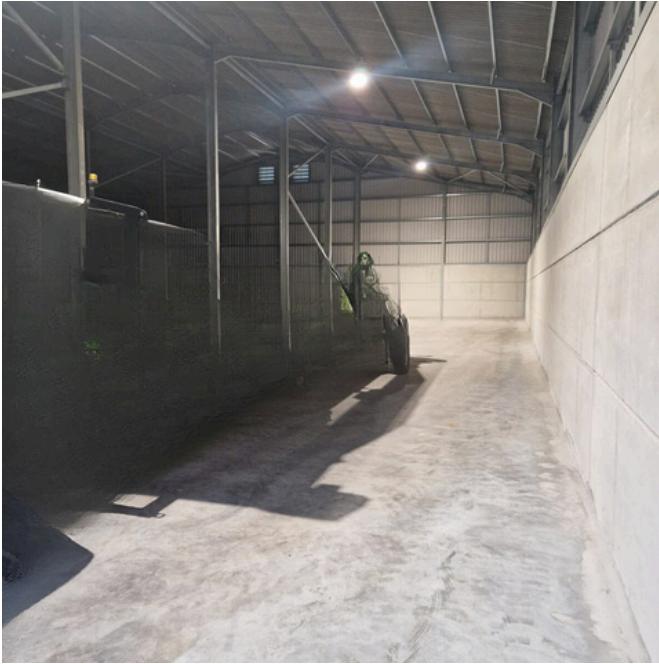
 **11,625 sqft**

 **£6,780/pcm**

 **HKC10342**

## Key Features:

- Three-phase power
- Excellent A14 access
- Shared welfare
- Concrete loading area



## CONTACT

### Essex

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Opening Hours  
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**HOWIE  
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