



### DARSHAM

A retail unit of approximately 205 square metres (2,205 square feet) situated in a prominent position on the A12 at Darsham. Sales area 170.4 sq ft (1,834 sq ft), office 8.4 sq m (90 sq ft), kitchen 14.5 sq m (157 sq ft) and cloakroom.

TO LET £11,000 REF: 4233/C

## PROPERTY AUCTION

Wednesday 7th July at 6pm

Seckford Hall Hotel, Near Woodbridge

Please contact us for a copy of our Auction Catalogue

## BUILDING PLOTS/DEVELOPMENT OPPORTUNITIES



### YOXFORD

A building plot with planning permission for the erection of a 3 bedroom cottage, situated in the village of Yoxford. Cottage would provide approx 1,200 sq ft of accommodation. Plot with frontage of approx 43 ft and a depth of 56 ft.

£50,000 S/A REF: 4254/C



### SAXMUNDHAM

A plot with planning permission for the erection of two dwellings situated in the heart of Saxmundham. Plot of approx 65' x 50' plus 25' x 15' (l-shaped).

£90,000 REF: 4201/C



### THORNDON

A building plot enjoying field views with planning permission for a 3 bed house, in the heart of the village. Plot measures approx 95' x 60'. House of approx 1,240 sq ft.

£125,000 S/A REF: 4183/C



### BEDFIELD

A residential development site on the edge of the rural village of Bedfield. A site with planning permission for the erection of 8 two storey dwellings (3 affordable dwellings) to include garages and cart lodges. Approx 0.62 acres.

£350,000 REF: 4262/C



### RENDHAM

A Suffolk barn with planning permission for conversion to a dwelling of approximately 3,000 sq ft. Sitting in a lovely rural position in the Parish of Rendham in grounds of about 2 1/2 acres.

£325,000 REF: 4274/C

BUILDING SURVEYORS

ESTATE MANAGEMENT

# CLARKE & SIMPSON

ESTATE AGENTS

CHARTERED SURVEYORS

JUNE 2010

## COMMERCIAL & DEVELOPMENT OPPORTUNITIES

*Within this leaflet are brief details of a number of properties and parcels of land where there is the opportunity for development or commercial/light industrial use in the Suffolk area*

*Full particulars of each are available on request.*

*We have divided the list as follows:*

*Existing Commercial/Industrial Premises, ie shops, offices, etc*

*Barn conversions*

*Amenity land*

*Commercial/residential development opportunities*

### OPENING HOURS

Monday 9am - 5.30pm Thursday 9am - 5.30pm  
Tuesday 9am - 5.30pm Friday 9am - 5.30pm  
Wednesday 9am - 5.30pm Saturday 9am - 1pm

*email@clarkeandsimpson.co.uk*

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[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)



## EXISTING COMMERCIAL/INDUSTRIAL PREMISES



### FRAMLINGHAM

Superb office, laboratory and workshop accommodation situated in Framlingham. Various units available at any one time, please contact us for further information.

REF: 4013/C



### NEAR WOODBRIDGE

5 glasshouses extending to approx 100,000 sq ft set within a site of just over 5 acres. Overhead irrigation, outside beds, office and storage space and good access.

TO LET £25,000 PA REF: C1018



### WOODBRIDGE

A site of 2.6 acres containing a single glasshouse extending to approximately 55,000 sq ft situated on the edge of Woodbridge with excellent access.

TO LET £15,000 PA REF: ESTATES



### CARLTON

A commercial unit of approximately 3,000 sq ft with the benefit of an external yard and car parking. Workshop of 49' x 34', 2 ground floor offices and 2 cloakrooms, 2 first floor offices and 2 further cloaks.

TO LET £8,000 REF: 4158/C



### CARLTON, NR SAXMUNDHAM

Commercial Unit of approximately 3,000 sq ft including a workshop of 1660 sq ft together with ground and first floor offices of 950 sq ft, including cloakrooms. Parking and yard space to the rear.

£130,000 S/A REF:P3932B



### CARLTON, NR SAXMUNDHAM

Office unit of approximately 950 sq ft with cloakrooms and parking for at least three vehicles.

TO LET £3,500 PA REF:P3932C



### CLOPTON

2 Light industrial units of varying sizes and style available to let with immediate vacant possession.

Unit 1 approx 4,000 sq ft—To Let £14,400 PA

Unit 3 - approx 2,000 sq ft - To Let £7,200 PA

Length and type of lease negotiable

REF: 3661/C



### FRAMLINGHAM

Retail/workshop and office premises situated within walking distance of the centre of Framlingham

Workshop/store approx 24' x 15' eaves height approx 12'.

Offices open plan area 28' x 19'. Length of Term negotiable.

TO LET £5,000 REF: 4161A/C



### LEATHERINGHAM

Offices situated in a lovely rural location. Office one - 6.24m x 4.22m (283 sq ft), office two 4.6m x 3.19m (157 sq ft), office three 3.88m x 2.85m (118 sq ft), office four 4.18m x 3.43m (153sq ft), kitchenette and cloakroom. Log cabin - 5.2m x 5.2m (290 sq ft). Parking.

TO LET £7,000 REF: 4211/C

## EXISTING COMMERCIAL/INDUSTRIAL PREMISES

### BENTWATERS BUSINESS PARK



A range of containers, offices, workshops, warehouses and storage units situated in a convenient location just a few miles from the A12. At any one time the business park has a number of units available and Clarke & Simpson would be happy to arrange a viewing at any of the available units. To let as a whole or as separate units. Terms negotiable.

Offices	from 107 sq ft (incl services & elec)	From £1,560 p.a.
Offices	from 131 sq ft (inc services, rates & elec)	From £960 p.a.
Studio/Offices	200 sq ft	£1,560 p.a.
Builders Yard/	1,100 sq ft	
Automotive premises	8,000 sq ft	£6,000 p.a.
Warehouse/industrial	2,000 sq ft	£7,000 p.a.
Warehouse/industrial	4,000 sq ft	£13,000 p.a.
Warehouse/industrial	8,000 sq ft	£24,000 p.a.
Modern warehouse/ind	1,750 sq ft	£7,500 p.a.
Containers/self storage	10 x 8 x 8	£50.00 pcm
Containers/self storage	20 x 8 x 8	£85.00 pcm
Caravan storage		£35.00 pcm
Lorry Parking		£50.00 pcm

REF: P3935



### HACHESTON

A substantial timber frame, brick and flint barn located in an attractive rural setting not far from the A12 and available to let for a variety of uses (subject to planning permission).

Rent and terms by negotiations.

TO LET Ref: P4155/C



### FRAMLINGHAM

**Buildings with planning permission for B1 use and storage, on outskirts of Framlingham.** Various units available which vary in construction and size. Rents are assessed to the size and quality of building but as a general guide we indicate £2.00 per square foot.

Ref: C599b



### GRUNDISBURGH

**Former garage premises, now available for sale or to rent in connection with their existing use.** Show room and reception areas. Precision workshop area. Vehicle workshop areas. Garaging for 4 cars, car parking. Site of about 0.3 acres

£15,000 PA Ref: P4247/C



### FRAMLINGHAM

Retail premises situated just off the Market Hill, close to the centre of the popular market town of Framlingham. Retail premises and workshops with stores of approximately 242 square metres.

Length of term negotiable.

TO LET £11,000 REF: 4161/C



### WICKHAM MARKET

#### FOR SALE OR TO LET

Substantial light industrial premises in Wickham Market within easy access of the A12. Light industrial buildings providing workshops and warehouse facilities with associated offices, storage and parking facilities in a convenient location. Site extending to about two thirds of an acre.

TO LET £30,000

REF: 4248/S

