

# Commercial & Development List

Date: 30th September '24

*For full colour particulars of any of the properties, please telephone our office or send us an email.*



Woodbridge

Ref: B216

*A well appointed, first floor office of 74.5sqm located at the popular Deben Mill Business Centre in Woodbridge.*

*Within this leaflet are brief details of Commercial properties and Development opportunities in the Suffolk area.*

*Full particulars of each are available on request.*

*The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.*

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

*And The London Office*  
87 St James Street  
London SW1A 1PL

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

# Commercial Properties - To Let

## Stowmarket



A substantial warehouse of just under 11,000 sq ft, with parking, located on the Tomo Industrial Estate.

A clear space warehouse extending to approximately 1,010 sqm (10,967 sq ft) with loading ramp and car park to front. Available on a new full repairing and insuring lease on terms to be agreed.

**TO LET £47,500 PAX + VAT**

**Ref: B114**

## Ipswich - Buttermarket



A substantial and prominent retail premises, close to the Buttermarket.

A ground and extensive first floor retail sales premises comprising ground floor sales, first floor sales, staff room, changing room, office, second floor store and basement.

**TO LET £35,000 PAX**

**Ref: B083/RB**

## Ipswich - Russell House



A substantial detached property on an established industrial estate close to the A14 and Ipswich Town Centre.

A recently refurbished detached property having a gross internal floor area of 4,240 sq ft (395 sqm) with a floor storage area measuring approximately 557.57 sqm secure yard, parking, offices and CCTV. **Available To Let or For Sale.**

**TO LET £31,200 LET STR**

**Ref: B128/RB**

## Ipswich - Upper Brook St



A double fronted shop with extensive upper parts suitable for offices, former dispensing opticians retail or similar uses.

Close to other popular retailers such as Café Nero, Rush Hair, Tui and Costa Coffee.

**TO LET £29,500 PAX**

**Ref: B091/RB**

## Martlesham



An industrial unit, warehouse or trade counter building (STP), currently in the process of being reconstructed and refurbished, in an accessible location between Woodbridge and Martlesham Heath. Ranging from approx 4,750 sq ft (441 sqm) to 23,750 sq ft (2,206 sqm). Minimum eaves height of approx 17'6 5.35m). Good yard facilities. Available from late Q2/early Q3 2024

**TO LET from £28,500 PAX**

**Ref: B133/JG**

## Kenton



An open-sided agricultural storage barn with potential to provide enclosed storage of 8780sq.ft.

The barn will be fully clad and made secure and watertight, with a roller shutter door for vehicular access.

**TO LET FROM £26,340**

**Ref: B175C/JG**



# Commercial Properties - To Let

## Ipswich - Upper Brook Street



A terraced shop on two storeys extending in all to 1,676 sq ft (155.72 sqm). Ground floor with fully glazed frontage, reception areas, 4 consulting rooms and repair room. First floor with 2 offices, consulting room, storage cupboards, WCs and modern kitchen. The shop has suspended ceilings and is air conditioned to part. Available on a new lease on terms to be agreed

**TO LET £24,000**

**Ref: B015/RB**

## Witnesham



A range of agricultural buildings for storage/workshop use, in a rural yet accessible location north of Ipswich.

Up to 48,000sqft available at £2.00 per sqft with extensive hardstanding also available.

**READY FOR IMMEDIATE OCCUPATION**

Available as a whole, individually or on a subdivided basis.

**TO LET From £23,896 PAX**

**Ref: B076A/JG**

## Redgrave



A range of business/storage units in a rural, yet accessible location with good access to the A143 and A1066 in Redgrave.

A range of secured business or storage units forming Bridge Farm, Redgrave. Up to 28,160 sqft available at £2 per sqft.

**TO LET £19,044 PAX**

**Ref: B076/JG**

## Henley



A well appointed, detached workshop/office premises of 281sqm in Henley, 6 miles to the north of Ipswich.

A converted barn, providing office/workshop space of 281sqm (3020sq.ft). The property comprises one main barn which has open plan workspaces, two offices and welfare facilities with allocated parking adjoining the unit.

**TO LET from £17,400 PA**

**Ref: P5583/JG**

## Halesworth



A modern business unit on this popular industrial estate on the outskirts of Halesworth, close to the A12, available from October 2024.

A substantial modern end, of terraced business unit offering 187 sqm (2,011 sq ft) of accommodation with rear offices and rear access roller shutter door.

**TO LET from £17,000 PA**

**Ref: B005C/RB**

## Felixstowe - Hamilton Road



A substantial and well fitted retail unit, suitable for a variety of uses (STP) and with excellent frontage along the main shopping thoroughfare in Felixstowe.

**TO LET £15,000 PAX + VAT**

**Ref: B084/RB**



# Commercial Properties -To Let

## Ipswich



A substantial, double fronted mixed use property-rarely available to let.

A substantial double fronted property which has been refurbished, and benefitting from ventilation via commercial kitchen extractor fans. Available to let on a new full repairing lease on terms to be agreed.

**TO LET £15,000 PAX**

**Ref: B217/RB**

## Leiston



A rarely available, modern industrial unit with separate office, suitable for a variety of uses (STP), close to Leiston & Sizewell C.

A modern industrial unit comprising warehouse and separate office, cloakroom with WC. Gross internal area 1496 sq ft (139 sqm)

**TO LET £13,500 PAX**

**Ref: B005E/RB**

## Framlingham



An impressive retail or office premises with car parking in the centre of the popular market town of Framlingham.

Accommodation comprising three partly sub-divided rooms that extend to approximately 750 sq ft (70 sqm) in all.

**TO LET £12,500 PAX**

**Ref: B116/JG**

## Woodbridge



A well appointed, first floor office of 74.5sqm located at the popular Deben Mill Business Centre in Woodbridge.

A modern first-floor office suite of 74.5sqm (801sq.ft) providing light and professional office space located within a popular commercial business centre located a short walk from Woodbridge Town Centre.

**TO LET £12,500 PAX+VAT**

**Ref: B216**

## Woodbridge



A rare opportunity to acquire a prime, retail unit in the centre of the popular and highly regarded town of Woodbridge, A prominent Grade II Listed retail/commercial property offered with vacant possession together with a ground rent associated with the long leasehold interest in the residential upper parts known as Pickwick House. **Available To Let or For Sale**

**TO LET £12,500 PAX LET STR**

**Ref: B143/JG**

## Clopton



A light industrial unit / workshop of 291sq.m situated in the rural village of Clopton.

A light industrial unit which provides both workshop/warehousing and office space of 291sqm (3125sq.ft) in the rural village of Clopton, 8 miles to the North of Ipswich. The property offers a central workshop space with six offices/stores surrounding, alongside a WC/kitchen.

**TO LET £12,500 PAX**

**Ref: B215A/JG**

# Commercial Properties –To Let

## Tuddenham



A single span workshop unit of 1963 sq.ft (183sq.m) in a delightful rural location just north of Ipswich.  
A steel portal workshop / industrial unit of 1963sq ft (183 sq m) within this former complex of farm buildings in a rural location just outside Tuddenham, north of Ipswich.

**TO LET £10,800**

**Ref: B148B/JG**

## Ipswich—Greenwich Close



A well appointed, light industrial unit measuring 792 sq. ft (including an office) in a convenient part of Ipswich, close to the town centre. A light industrial unit measuring 792 sq. ft on the popular Greenwich Business Park. The unit also includes a roller shutter door and a small office measuring 69.5sq. ft (included).

**TO LET £9,750**

**Ref: B160/RB**

## Ipswich - Friars Courtyard, Princes Street



A newly redecorated, self-contained two storey office building with parking, in a prime location in the heart of Ipswich's business centre.

Offering 1,020 sq ft (95.2 sqm) of accommodation with two car parking spaces.

**TO LET £9,500 PAX + VAT**

**Ref: B115/RB**

## Ipswich - Friars Courtyard, Princes Street



A modern refurbished office on the first floor to let in the town centre.

A prominent first floor office comprising of 1,340 Sq ft in Ipswich Town Centre

**TO LET £8,750 PAX + VAT**

**Ref: B058/RB**

## Stowmarket



An inexpensive suite of self contained first floor offices, together with two parking spaces located on the Tomo Industrial Estate.

Including shared entrance, large open plan office, smaller additional office, kitchen and two stores, extending in all to approximately 93.6 sqm (1,007 sq ft).

**TO LET £8,004 PAX**

**Ref: B114/RB**

## Ipswich - St Nicholas Street



A well located shop or office premises in a prominent trading position along St Nicholas Street, between the town centre and waterfront in Ipswich.

Extending to approximately 495 sq ft (46 sqm) comprising a ground floor retailing area together with kitchen and basement.

**TO LET £8,000 PAX**

**Ref: B053/RB**



## Commercial Properties -To Let

### Redenhall



A smart rural office of 61sqm located in a charming setting on the Gawdy Hall Estate near Harleston.

A spacious office premises extending to approximately 661 square feet (61 sqm) in all and comprising of three main offices, with wc and parking. Available immediately.

**TO LET £8,000 PAX**

**Ref: B142A/JG**

### Pettistree



A well presented office premises of 122sq.m situated in the village of Pettistree, Nr Wickham Market.

The property offers 3 office spaces in addition to two large store rooms, ancillary accommodation and parking.

**TO LET £7,500 PAX LET STR**

**Ref: P6769/JG**

### Framsdén



A workshop/warehouse with offices, set in a rural position in the village of Framsdén.

A former equine veterinary premises comprising workshop/warehouse, two good sized offices, storage and mezzanine, extending to 90sqm (968sqft).

**TO LET £7,000 PAX**

**Ref: B150A/JG**

### Saxmundham



A former farm building that now offers office or studio space in a delightful rural location between Framlingham & Saxmundham.

A single office providing workspace extending to 129sqft within this former farm building.

**TO LET £6,600 PAX**

**Ref: B174/JG**

### Kenton



A unique opportunity to rent a commercial kitchen, located at The Food Hub on the Kenton Hall Estate. Kitchen space with extraction, ambient room and walk-in fridge, alongside further commercial kitchen fittings and fixtures.

**TO LET £6,000 PAX**

**Ref: B175A/JG**

## Commercial Properties –To Let

### Ipswich - Woodbridge Road East



Flexible business premises. Comprising office/showroom with warehouse and rear parking, benefitting from Medical Use (Use Class E(e))

A flexible business unit with onsite car parking., located close to Ipswich Hospital and to the rear of a popular retail neighbourhood parade where Greggs and East of England Co-op are represented.

**TO LET £5,500 PAX**

**Ref: B031C/RB**

### Ipswich, Crown Chambers, Crown Street



Prominent landmark shops and offices, which have been fully refurbished and redecorated, in a town centre location with on site car parking.

Comprising three ground floor retail premises and five first floor offices.

**TO LET ROA**

**Ref: B030/RB**

### Dallinghoo - Building 3.04



A storage premises in East Suffolk, located close to the A12 and the popular town of Woodbridge.

A storage unit extending to 94.7 sqft (8.81 sqm) - situated in rural yet Suitable for a variety of uses, situated in a rural yet convenient location, just north of Woodbridge.

**TO LET £1,200 PAX**

**Ref: C931/N**

## Clarke & Simpson Commercial Team



Richard Bertram *MRICS*



Jack Glover *MRICS MNAEA*



Oliver Johnson *MRICS MNAEA*  
*Partner*

Our commercial property department deals with a wide range of matters as follows: Sales; Lettings; Professional valuations; Property management; Lease renewals; Rent reviews; Asset management. We also deal with commercial development opportunities ranging from single building plots to large sites. We can offer advice about barn conversions and properties that require general renovation and/or redevelopment. In recent times, we've advised on strategic planning opportunities and specialised in helping clients to partner the right developer. Whether this is a house builder or a promoter, we try to maximise a return from their land in the shortest possible time. The current focus concerns the need for a five-year land supply, and we've already been able to help clients achieve some extraordinary returns in quite short time frames.



# Commercial Properties – For Sale

## Wickham Market



A Grade II Listed, 6 bedroom principal village house of over 5,000 sq ft with income producing commercial units, landscaped garden and parking in the centre of Wickham Market.

Entrance hall, kitchen/dining room and cloakroom on the ground floor. Cellar. First Floor - Drawing room, sitting room, study/landing area and laundry room on the first floor, together with master bedroom with en-suite shower room, three further double bedrooms and family bathroom. Second floor - playroom/second sitting room, two double bedrooms and shower room.

Three income producing commercial units. Parking for up to 6 vehicles. Delightful landscaped garden.

**Guide Price £1,095,000**

**Ref: P7268/J**

## Ipswich - Princes Street & Elm Street



A substantial mixed use, fully let investment opportunity producing a gross income of £70,645 PA

A substantial mixed use investment opportunity that is fully let and currently generates a combined commercial and residential income of £70,645 PAX comprising two retail units and three apartments.

**Guide Price £825,000 + VAT to part Ref: B086/RB**

## Carlton, Nr Saxmundham



A rare opportunity to acquire 6.69 acres of land with two bedroom lodge, large workshop and caravan park with site licence in a convenient location under 3/4 of a mile from the A12.

The caravan park provides plenty of potential for a wider range of alternative uses (subject to planning). Vacant possession on completion.

**Guide Price £575,000 SSTC**

**Ref: B159/JG**

## Ipswich



A substantial detached property on an established industrial estate close to the A14 and Ipswich town centre.

A recently refurbished detached property having a gross internal area of 4,240 sq ft (395 sqm) with a first floor storage area, a secure yard, parking, offices and CCTV.

**Guide Price £400,000**

**Ref: B128/RB**

## Ipswich - Friars Courtyard, Princes Street



A freehold investment opportunity, that is fully let and producing an income of £23,700 pa, with potential for future residential conversion (STP) in the centre of Ipswich.

Capital value below £100 per sq ft.  
WAULT 2.5 years

**Guide Price £355,000**

**Ref: B058/RB**



# Commercial Properties – For Sale

## Ipswich - Westgate Street



On the instructions of Luke Charellton Fixed Charge Receiver for Everyday Finance DAC  
A prominent freehold investment opportunity comprising 2 town centre retail properties, fully let and income producing.  
Attractive town centre retail properties with substantial upper parts. Fully let & generating a total gross income of £37,000 pa offering potential asset management opportunities.

**Guide Price £310,000**

**Ref: B104/RB**

## Ipswich - Upper Brook Street



**A terraced shop on two storeys extending in all to 1,676 sq ft (155.72 sqm).** Ground floor with fully glazed frontage, reception areas, 4 consulting rooms and repair room. First floor with 2 offices, consulting room, storage cupboards, WCs and modern kitchen. The shop has suspended ceilings and is air conditioned to part. **Available To Let or For Sale**

**TO LET £300,000 OIRO**

**Ref: B015/RB**

## Grundisburgh



An investment opportunity comprising a retail unit and two bedroom apartment, in the centre of the desirable village of Grundisburgh. 2 bedroom flat let on AST paying £750pcm. Shop approx 600 sq ft (55sqm) of retaining, seating and serving area together with WC and ancillary storage. Currently let on a business tenancy paying £600 pcm.

**Guide Price £295,000**

**Ref: P7384/J**

## Halesworth



A rare freehold opportunity of four apartments with two held in-hand and let on Assured Shorthold Tenancies, with the remaining two subject to long-leasehold interests.

Currently producing £14,940 per annum from two ASTs.

**Guide Price £255,000**

**Ref: B181/JG**

## Ipswich, St Peters Street



**For Sale By Online Auction** - Two adjoining substantial commercial properties arranged on lower ground, ground and 2 upper floors Two adjoining, 3 storey commercial properties with basement formerly used as restaurant, estate agents, tattoo parlour and other commercial uses.

**Guide Price £250,000**

**Ref: B056/RB**

## Leiston



An opportunity to purchase a spacious two bedroom flat together with an income producing shop/office in the centre of the town.

**Guide Price £249,500**

**Ref: B219/RB**



# Building Plots & Development Properties

## Leiston



A residential development site with planning permission for the creation of 7 dwellings comprising 4 conversions and 3 new dwellings on a site of nearly 1.5 acres in all, to the south of Leiston's town centre.

**OIEO £550,000**

**Ref: P6902/J**

## Debach



A residential development site of nearly 3/4 acre with planning permission for the erection of three detached dwellings, on the edge of Debach, near Woodbridge.

**Guide Price £450,000**

**Ref: P7419/J**

## Stonham Aspal



A range of former agricultural buildings with Permitted Development for conversion to three separate dwellings on a site of over 2½ acres, located in a delightful rural location on the edge of Stonham Aspal.

Permitted development to convert a range of modern barns to create three separate dwellings together with gardens and parking on a total site of approximately 2.67 acres (1.08 hectares) in all. Potential to create one single dwelling, subject to the necessary consents.

**Guide Price £375,000**

**Ref: P7221/J**

## Ashfield



A stunning rural building plot of 1.2 acres (0.49 ha), overlooking adjacent meadow land, with pp for an impressive, contemporary dwelling between Ashfield and Earl Soham.

**Guide Price £365,000**

**Ref: P7320/J**

## Thorndon



A modern barn with Class Q permitted development for residential conversion to form a spacious family home of approximately 3,200 sq feet, set in a lovely position with grounds of over 2.5 acres.

**Guide Price £325,000 S/A**

**Ref: P7318/C**



## *Building Plots & Development Properties*

### **Stonham Aspal, Near Debenham**



A traditional Suffolk barn, together with outbuildings, benefitting from pp for conversion to a 4 bedroom dwelling with annexe, of over 4,500 sq ft, on a site of nearly half an acre, in the well regarded village of Stonham Aspal.

PP has been granted to convert a traditional Suffolk barn with outbuildings to create a 4 bedroom dwelling, together with annexe, courtyard garden, garaging and gardens on a site of approximately 0.4 acres (0.16 hectares) in all.

**Guide Price £250,000**

**Ref: P7285/J**

### **Parham, Nr Framlingham**



A rare opportunity to acquire a commercial development site with pp to construct a new building of over 24,500 sq ft (2,285 sqm) on a site nearing 1.25 acres (0.5 ha) in an established trading location a short distance from the A12.

**Guide Price £250,000 S/A**

**Ref: P7164/J**

### **Nettlestead, Nr Ipswich**



A development site with pp for the erection of 3 new dwellings just outside the village of Somersham, north-west of Ipswich. PP has been granted for the erection of 3 new dwellings inc. a link-detached bungalow, a link-detached house and a detached bungalow following demolition of an existing building on a site of approx 0.27 acres (0.11 hectares) in all.

**Guide Price £250,000**

**Ref: P7043/J**

### **Nettlestead, Nr Ipswich**



A Grade II Listed Suffolk barn with planning permission for conversion to a stunning five bedroom dwelling, just outside the village of Somersham.

The barn has planning permission and listed building consent for conversion to an impressive single dwelling of approximately 2,600 sq ft (243 sqm) on a site of approximately 0.12 acres (0.05 hectares).

**Guide Price £225,000**

**Ref: P7042/J**



## About Clarke & Simpson

Clarke and Simpson is based in Framlingham and deals in virtually every aspect of property in Suffolk.

If you would like to be kept informed of our commercial properties please ensure you keep a watchful eye on our website [www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk) - as this is updated on a daily basis and full particulars can be downloaded from here. You may also like to set up an alert. Our properties can also be found on Rightmove and On The Market.

## Office Opening Hours

Monday	9am - 5pm	Thursday	9 am - 5pm
Tuesday	9am - 5pm	Friday	9 am - 5pm
Wednesday	9am - 5pm	Saturday	9 am - 1pm

## Viewings

As far as possible, we will always try and facilitate a viewing at a time to suit you.

Please book well in advance to avoid disappointment and don't forget to let us know if you are unable to attend.

**Tel:** 01728 724200

**Email:** [email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)

**EPC ratings for all properties (unless Listed/not applicable) are available - please call or email for details.**

**Need to sell or buy furniture?**

**If so, our Auction Centre would be pleased to assist — please call 01728 746323**