

Welcome to our

# Commercial & Development List



22nd December 2025

Contact Us



Clarke and Simpson  
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For particulars of any of the properties,  
please get in touch.

With notice, we will always try and  
facilitate viewings.

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*And at The London Office*  
40 St James' Place  
London SW1A 1NS

## Commercial Properties - TO LET

### Stowmarket - Tomo Ind. Estate - Unit 1A



A modern warehouse offering gross internal area of 15,635sq.ft, situated on Tomo Industrial Estate, Stowmarket.

£85,000 + VAT PAX

Ref: B250/RB

### Stowmarket - Tomo House



A substantial modern, two storey office building with ample parking. Primarily open plan accommodation arranged on ground & first floors suitable for alternative uses e.g. studio, leisure, storage & training (stp).

£60,000 PAX + VAT

Ref: B250/RB

### Stowmarket - Tomo Ind. Estate - Unit 16



A substantial warehouse of approx. 1,010 sqm( 11,000 sq ft) with parking, located on the Tomo Industrial Estate. Loading ramp and car park to front. Available on a new full repairing and insuring lease on terms to be agreed.

£44,000 PAX + VAT

Ref: B114/RB

### Ipswich - Woodbridge Road



Modern Showroom/Dealership with benefit of Class E(a) Retail use, with extensive forecourt/sales areas and ample customer parking. Total commercial space of 498sqm (5,352sq.ft). Showroom with space for over 8 vehicles

£80,000 PAX

Ref: B068/RB

### Halesworth - Blyth Road Industrial Estate



A modern business unit on this popular industrial estate on the outskirts of Halesworth, close to the A12 & Sizewell. A modern warehouse with several small offices and 2 separate roller shutter doors to let as a whole.

£45,000 PAX + VAT

Ref: B005H/RB

### Ipswich - 30 Buttermarket



A landmark Grade I Listed building in Ipswich Town Centre offering 775sqm of retail/commercial space. Ideal retail premises, restaurant, café or office premises, subject to PP & LBC.

£40,000 PAX

Ref: B198

## Commercial Properties - TO LET

### Ipswich - 25-31 Buttermarket



A prominent retail premises of 2,876 sq ft (267 sqm) over ground and first floors. Gross frontage of 68 sq ft & 21 ft return frontage. Ground & first floor sales, staff room, changing room, office, second floor store & basement.

£35,000 PAX

Ref: B083/RB

### Ipswich - Arcade Street



A Grade II Listed office building of 443sqm (4762sq.ft) located in Ipswich Town Centre. 20 offices including storage, staff facilities and circulation areas. Available immediately.

£30,000 PAX

Ref: B237

### Aldeburgh



A ground floor retail unit or former office premises along the High Street in the centre of this popular coastal town. Premises extending to approx. 444 sq ft (41.3 sqm) with kitchenette & WC.

£20,000 PAX

Ref: B308

### Framlingham, Nr Woodbridge



Substantial retail & commercial office premises in the centre of the popular market town of Framlingham - available on a new Lease.

£32,500 PAX

Ref: B083/RB

### Ipswich - 432 Woodbridge Road



Prominent and flexible commercial premises occupying a corner location on Woodbridge Road with side access and private on-site car parking. Available from February 2026 or earlier by arrangement.

£24,000 PAX

Ref: B301/RB

### Brockford, Nr Stowmarket



Two industrial workshops / warehouses of 335sqm and 507sqm located at Brockford Service Station/ Garage in a prominent position on the A140. Available individually or together. New lease(s) available.

£20,000 PAX

Ref: B267(B)

## Commercial Properties - TO LET

### Redgrave, Nr Diss



A range of business/storage units in a rural, yet accessible location with good access to the A143 and A1066 in Redgrave. Up to 28,160 sq.ft available at £2 per sq.ft.

£19,044 PAX

Ref: B076

### Tuddenham, Nr Ipswich - The Gym



A former farm building that now offers ground floor office / gym / studio space extending to 1,262 sq ft (117sqm) in a delightful rural location just north of Ipswich. Available Immediately

£17,500 PAX

Ref: B148

### Ipswich - Upper Orwell Street



A substantial, double fronted mixed use property, rarely available to let. Refurbished and with ventilation via commercial kitchen extractor fans. Available to let on a new full repairing lease on terms to be agreed.

£15,000 PAX

Ref: B217/RB

### Wickham Market, Nr Woodbridge



An attractive two-storey self-contained office building offering 1,160 sq ft of accommodation in a prominent position on the Market Square. Rear shed and garden. Available on a new lease on terms to be agreed. Class E.

£14,000 PAX

Ref: B303/RB

### Framlingham, Nr Woodbridge



An impressive retail or office premises with car parking in the centre of the popular market town of Framlingham. 3 x partly sub-divided rooms of approx. 750 sq ft (70 sqm) in all. Available January 2026.

£12,500 PAX

Ref: B166/RB

### East Ipswich - Spring Road



A prominent, refurbished corner shop/office premises located in East Ipswich. Premises extending to 64sqm (692sq.ft) comprising main retail area, office and ancillary accommodation.

£12,250 PAX

Ref: B054/RB

## Commercial Properties - TO LET

### Ipswich - Orwell Place



A prominent, double fronted, commercial shop/office premises suitable for retail or Class F1 Use. 1 car space available on separate licence for additional £600 pa + VAT. Lease available for assignment, *subject to status..*

£12,250 PAX

Ref: B054/RB

### Brockford, Nr Stowmarket



Two new retail units of 155 sqm and 119 sqm respectively, located at Brockford Service Station and Garage in a prominent position on the A140. Available Subject to Fit Out. New Lease Available

£11,000 PAX

Ref: B265/RB

### Ipswich - Unit 4, Friars Courtyard, Princes St



A self-contained two storey office in a prominent location in the heart of the town centre. 555sq ft (51.5 sqm) of accommodation with door entry system, fire and security alarm, WC facilities and 1 car parking space.

£9,000 PAX + VAT

Ref: B115/RB

### Ipswich - Queen Street



A prominent ground floor shop (385 sq ft) together with first floor kitchen (34 sq ft), store/office (110 sq ft) and WC, on the edge of the town centre.

£12,000 PAX

Ref: B304/RB

### Ipswich - Nacton Road



A purpose built, ground floor warehouse/office/storage/training centre which also has Class F1 Use. Extending to 1,778 sq. ft (164 sq.m). Loading bay and parking for 2 cars. Available on a new lease from Nov 25.

£9,000 PAX

Ref: B039/RB

### Framlingham - Woodbridge Rd Ind. Estate



A purpose built industrial unit comprising main workshop area, mezzanine, office, WC and lobby with parking. 100 sqm. Available February 2026,

£8,500 PAX

Ref: B057

## Commercial Properties - TO LET

### Dallinghoo, Nr Woodbridge - Building 10



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

£8,000 PAX

Ref: C931/N

### Ipswich - Dove Street



First floor, flexible workrooms with potential for offices, meeting space, education use, showroom or storage. Close to Ipswich Education Campus. One car parking space. Available from February 2025.

£8,000 PAX

Ref: B231A/RB

### Stowmarket - Unit 7, Tomo Industrial Estate



A suite of self-contained offices/stores/workrooms with 3 parking spaces. 4 offices with entrance lobby & 2 cloakrooms extending to approx 74.6 sqm (803 sq.ft) in all. Unit 19C warehouse/storage also available.

£7,000 PAX + VAT

Ref: B114/RB

### Framlingham



A prominent retail or office premises in the centre of Framlingham, arranged as a ground floor office or retail area with rear kitchen and shower room and a first floor office, totalling approximately 61 sqm (658 sqft).

£8,400 PAX

Ref: B314/LS

### Framlingham, Nr Woodbridge



A well-presented, self-contained first floor office suite of approx. 830 sq ft (77 sqm) providing open plan office space with separate meeting room, private office, cloakroom and use of kitchenette. From Feb 2026

£7,000 PAX

Ref: B155/LS

### Cretingham, Nr Framlingham



A B8 (Storage or Distribution) warehouse of 1,920 sq ft in a rural yet not-isolated location. Former grain store offering B8 (Storage or distribution) use. GIA 1,920 sq.ft (178.6 sqm). Available now.

£6,750 PAX

Ref: B273

## Commercial Properties - TO LET

### **Stonham Aspal - Stonham Barns**



Substantial shop & various pods of various sizes from 148 sq.ft (13.76 sqm) each, available individually on new flexible licence agreements. Each unit benefits from insulation and electricity. Shop 23 has full central heating.

**£6,000 PAX**

**Ref: B247/RB**

### **Ipswich - Princes Street**



Attractive, self-contained first and second floor offices To Let in an attractive building in Ipswich Town Centre. First and second floor offices, shared kitchen & WCs plus private WC and gas central heating.

**£6,000 PAX**

**Ref: B058A/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. Three ground floor retail premises and five first floor offices.

**TO LET ROA**

**Ref: B030/RB**

### **Ipswich - Woodbridge Road East**



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

New Lease available, subject to Surrender.

**£5,500 PAX**

**Ref: B031C/RB**

### **Brockford, Nr Stowmarket**



First floor stores/offices located at Brockford Service Station and Garage in a prominent position on the A140.

Available Now. New Lease Available.

**£5,000 PAX**

**Ref: B267(C)**

### **Dallinghoo, Nr Woodbridge - Building 304**



A storage unit in East Suffolk, located close to the A12 and the popular town of Woodbridge. Unit extends to 94.7 sqft (8.81 sqm). Suitable for a variety of uses, situated in a rural yet convenient location.

**£1,200 PAX**

**Ref: C931/N**

## Commercial Properties - FOR SALE

### Friston, Nr Saxmundham



A 4 bedroom bungalow with established commercial premises, formerly a vehicle repairs garage & MOT business, all in 0.45 acres. Ample parking & forecourt, formal gardens & land with potential for alternative uses.

£725,000

Ref: B289/B

### Aldeburgh - High Street



Investment opportunity comprising vacant ground floor shop and recently renovated, let first floor flat with large garden in this desirable coastal town. Flat let @ £11,100 pa. VAT free.

£595,000

Ref: B308

### Wissett, Nr Halesworth



A mixed-use village property comprising a public house and restaurant with 3 bedroom residential accommodation above, together with 4 self-contained Willerby static caravan holiday lets to the rear generating established income on a site extending to approximately 0.6 acres in all. No onward chain.

£550,000

Ref: B312/LS

### Stanton, Nr Bury St Edmunds



A versatile mixed use property, offering a 5-bedroom principal residence and vacant shop, with a substantial range of outbuildings and gardens. Potential to change and enhance the accommodation, subject to consents.

£460,000

Ref: B241

### Ipswich, Arcade Street



A Grade II Listed office building of 443sqm (4762sq.ft) located in Ipswich Town Centre. 20 offices including storage, staff facilities and circulation areas. Vacant possession upon completion.

£350,000

Ref: B237

## Commercial Properties - FOR SALE

### Ipswich, Tacket Street



Part let investment/development Grade II listed property in a prominent corner location in the town centre. Currently arranged as 3 self-contained retail units with a self-contained 2 bedroom tenanted flat above.

£350,000 + VAT

Ref: B277/RB

### Grundisburgh, Nr Woodbridge



SSTC  
An income producing investment opportunity comprising a retail unit and 2 bedroom apartment, in the centre of the desirable village of Grundisburgh. Apartment let on a 12 month AST; Retail - Let on a 5 year business tenancy.

£275,000

Ref: P7384/J

### Charsfield



Attractive, former Public House in the centre of the village with potential for owner occupation or further development, subject to PP. Car parking, outbuildings and rear trade garden.

£250,000

Ref: B246/RB

### Ipswich - Grimwade Street



An attractive Grade II Listed three storey commercial/ office investment extending to over 2,000 sq ft, close to the Waterfront and University. For sale for the first time in many generations!

£250,000

Ref: B036B/RB

### Ipswich - Beech Road



Rare freehold shop for sale in East Ipswich with vacant possession. 655 sq ft (60.85 sqm) Attractive ground floor lock-up shop with return frontage and rear access. One rear car parking space.

£90,000

Ref: B305/RB

## Building Plots & Development Properties - FOR SALE

### Friston, Nr Saxmundham



A traditional range of Victorian barns on a site of nearly 1.75 acres, with planning permission to create six dwellings, in a delightful rural location close to Aldeburgh and the Heritage Coast.

£795,000

Ref: P7385/J

### Debach, Nr Woodbridge



A residential development site of nearly 2.30 acres with planning permission for the erection of three large detached dwellings, on the edge of Debach, near Woodbridge.

£450,000

Ref: DG023/TN

### Orford, Heritage Coast



An exciting opportunity to build a stunning architect designed house of approx 2,700 sq. ft in Orford, one of East Suffolk's most sought-after coastal villages.

PP to provide a reception hall, living/dining room/kitchen, utility room, larder, sitting room, home office, WC and shower room. On the first floor there will be 4 bedrooms, two with en-suites and a bathroom. South-west facing garden & parking.

£430,000

Ref: P7686/C

### Little Bealings



An exciting development opportunity of a former village public house with the benefit of planning permission for conversion to a spacious four bedroom dwelling in the centre of Little Bealings.

£425,000

Ref: P7519/J

### Debach, Nr Woodbridge



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

£395,000

Ref: P7419/J

## Building Plots & Development Properties - FOR SALE

### Stradbroke



A traditional Suffolk barn, together with excellent range of outbuildings, benefitting from PP for conversion into a 4 bedroom dwelling on a site of over half an acre, in a semi-rural location on the edge of Stradbroke.

£275,000

Ref: P7729/J

### Nettlestead, Nr Ipswich



A development site with pp for the erection of 3 new dwellings - link-detached bungalow, link-detached house and detached bungalow - outside Somersham, to the north-west of Ipswich. Site of approx 0.27 acres (0.11 ha).

£250,000

Ref: P7043/J

### Nettlestead, Nr Ipswich



A Grade II Listed Suffolk barn with pp to convert to a 5 bedroom dwelling, just outside the village of Somersham. PP to convert to a single dwelling of approx. 2,600 sq ft (243 sqm) on a site of approx. 0.12 acres (0.05 ha).

£225,000

Ref: P7042/J

### Bucklesham, Nr Ipswich



Former watermill with PP to convert from offices to a detached dwelling inc. hall, gym, games room, utility & WC; First floor kitchen/dining room, sitting room & study; Second floor-3 beds & bath. Parking & garden.

£195,000

Ref: P7741/C

### Bedfield, Nr Framlingham



A central village building plot with PP for a self build 3 bedroom bungalow of 1,300 sq ft (118 sqm) with garage and driveway. Plot extends to approx 0.22 acres (0.09 ha). Gardens to front & rear.

£150,000

Ref: P7596/J

### Horham, Nr Eye



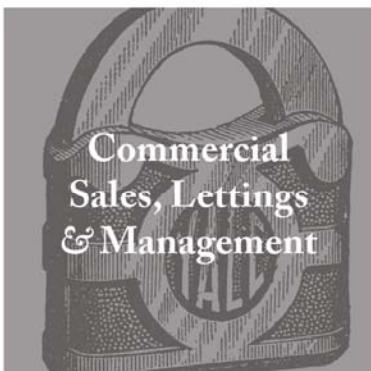
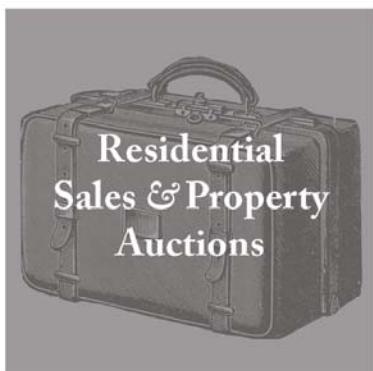
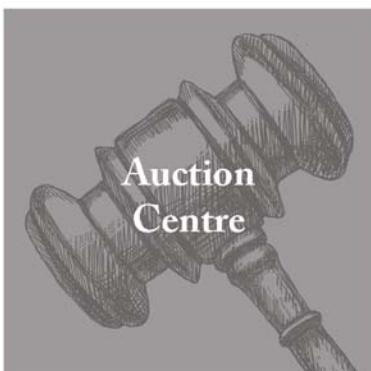
A building plot with permission for the construction of a 3 bedroom house, extending to approximately 1268 sq ft (117m<sup>2</sup>), on a site of 0.15 acres, in the pleasant rural village of Horham.

£125,000

Ref: P7609/C

## OUR PARTICULARS

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 regarding all new properties, let us know.  
Or discover more on our website: [www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)



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