



NEW LEASE AVAILABLE

Business unit suitable for a variety of alternative uses, S.T.P.

Riverview House, Unit 8 Riverview Industrial Estate, Wickham Market,
Woodbridge, Suffolk IP13 0TA

RENT

£22,500 per annum

AVAILABLE AREA

2,228 sq ft (207.00 sqm) NIA

2,489 sq ft (231.25 sqm) GIA

IN BRIEF

- » Located within 1 mile of the A12
- » Detached building with dedicated forecourt
- » Currently fitted as offices but with scope for alternative business uses S.T.P.

LOCATION

Riverside View is a small industrial estate to the north of Wickham Market, located on the B1078 (Border Cot Lane). The estate is well located with the A12 trunk road being within 1 mile, providing direct links to Lowestoft to the north and Woodbridge and Ipswich, 3 miles and 13.6 miles to the south. Sizewell Power Station is within 13.4 miles.

The property is located at the end of Riverside View (see location plan on last page).

DESCRIPTION

The property comprises a detached business unit of steel portal frame construction with profile sheet cladding to the roof and elevations.

The premises were previously used by the NHS as offices and are arranged to provide a reception/waiting area, large central open plan area, together with a series of partitioned offices around the perimeter. Ancillary accommodation includes a kitchen and male/female WC facilities.

The specification includes:

- » Suspended ceiling incorporating LED lighting
- » Gas fired central heating
- » Double glazed UPVC windows
- » Carpet tile floor coverings
- » Fire alarm and intruder alarm
- » Cat 6 cabling

A forecourt provides a dedicated parking area.





Private Office



Kitchen

ACCOMMODATION

The property provides the following approximate floor areas and dimensions:

» Internal width	18.50 m	
» Internal depth	12.50m	
» Reception Office/Waiting Area	285 sq ft	(26.46 sq m)
» Main office	975 sq ft	(90.56 sq m)
» 7 private offices	882 sq ft	(81.93 sq m)
» Kitchen	87 sq ft	(8.05 sq m)
» 3 WC's		

Net Internal Floor Area:	2,229 sq ft	(207.00 sq m)
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Gross Internal Floor Area:	2,489 sq ft	(231.25 sq m)
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ALTERNATIVE USES

Although the property has been fitted out for use as administrative offices, the internal configuration and specification could be adapted to accommodate a variety of alternative uses, subject to planning.

All interested parties are advised to contact the Local Planning Authority regarding their proposed use of the property to establish any requirements for alternative planning permission.

SERVICES

The property is understood to be connected to mains gas, electricity, water and drainage.

We have not tested any of the services and all interested parties should rely on 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.



Indicative Floor Plan : Not to Scale

BUSINESS RATES

The property is currently assessed as follows:

Rateable Value £19,750

Rates Payable (2026/27) £8,532 per annum

The Rates Payable are based upon the current UBR for 2026/27 of £0.432. All interested parties should speak to the local rating authority to verify their rates liability.

LOCAL AUTHORITY

East Suffolk Council
East Suffolk House
Station Road
Melton , Woodbridge
Suffolk
IP12 1RT
Tel No: 0333 016 2000

ENERGY PERFORMANCE CERTIFICATE [EPC]

The property has an energy rating of (C) 71.

TERMS

The premises are available on a new full repairing & insuring business lease upon terms to be agreed and an initial rent of £22,500 per annum plus VAT.

LEGAL COSTS

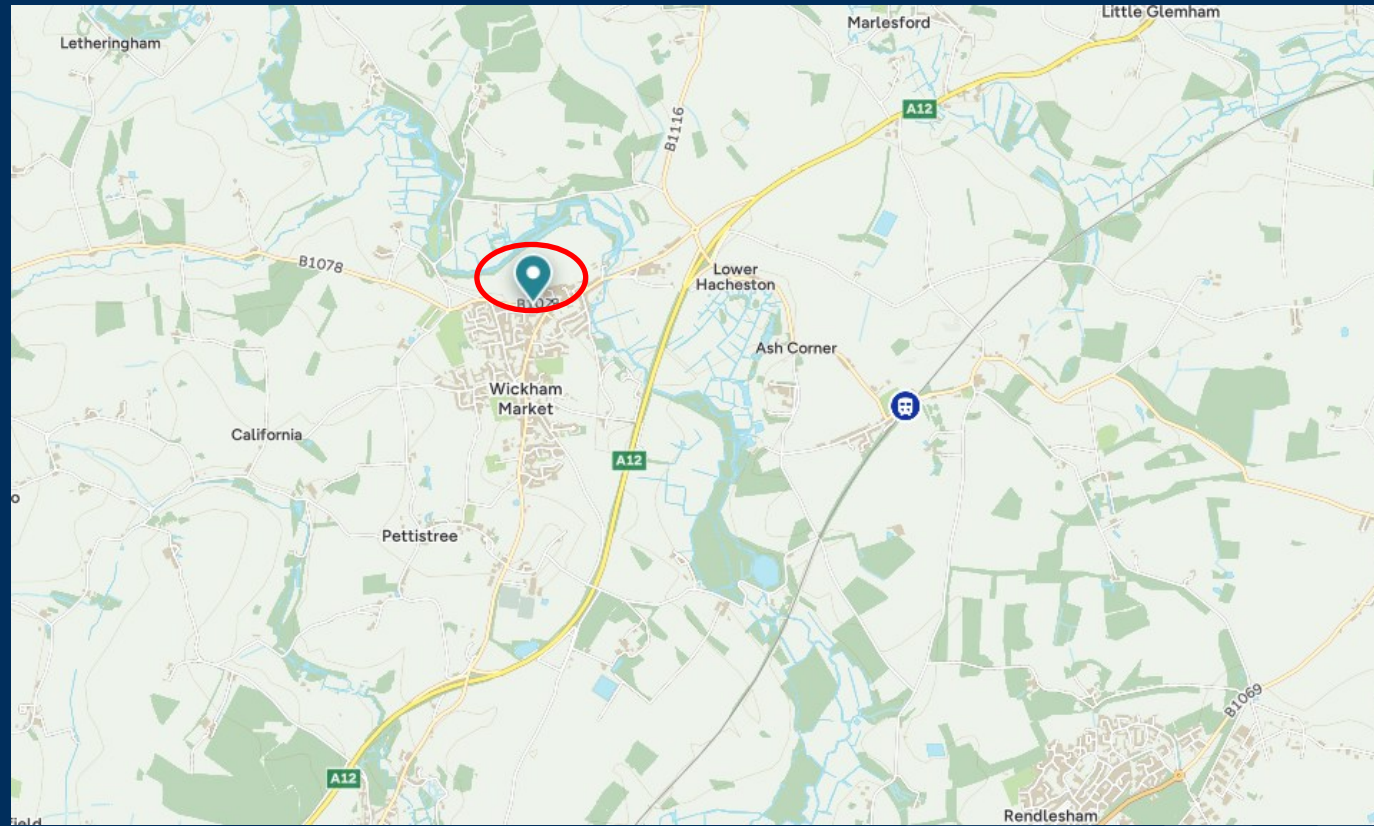
Each party will be responsible for their own legal costs incurred during the course of this transaction.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

**Fenn Wright
1 Buttermarket
Ipswich
Suffolk
IP1 1BA**

**Contact:
Alistair Mitchell
T: 01473 417714
E: agm@fennwright.co.uk**

**fennwright.co.uk
01473 232701**



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Particulars created July 2026.

