



# THE OLD SCHOOL

School Lane, Stratford St Mary, Suffolk CO7 6LZ

To Let/For Sale



## KEY HIGHLIGHTS

- Modern Offices/Accommodation
- 10,137 ft<sup>2</sup> (941.70 m<sup>2</sup>)
- 125+ Car Parking Spaces
- Pleasant rural setting
- Good access to A12



## LOCATION

The property is located in Stratford St Mary a village on the Essex/Suffolk border situated approximately 9 miles North East of Colchester and 10 miles South West of Ipswich.

The village sits adjacent to the A12 and is served by two junctions thus providing good transport links both North and South.

## DESCRIPTION

The Old School provides modern office accommodation offering a mix of open plan offices, cellular offices and meeting rooms together with break out areas and welfare facilities across a number of buildings set in landscaped grounds in a rural setting.

The Old School is a former Victorian/Edwardian School building which was substantially extended in the 1980/90's. The original school building provides ground floor accommodation, with the extension to the side and rear of the property providing a mix of open plan offices, cellular offices and meeting rooms together with kitchenette and welfare facilities over ground and first floor levels.

To the right of The Old School is a detached three storey office building known as The Quiet House built in the 1990's with office accommodation provided over ground and first floor levels with a further office/meeting room and kitchenette at second floor level within the eaves of the roof.

To the front of The Quiet House is a single storey detached building known as The Cottage which provides an open plan office/meeting room and a separate kitchenette/breakout area.

To the rear of The Quiet House is a single storey wooden structure known as The Lodge which provides additional office/workshop accommodation.

The premises are set on a site of approximately 1.75 acres (0.71 ha) and benefits from in excess of 125 car parking spaces, representing a parking ratio of C. 1 space to 81 sq ft.

To the front of the site is a public footpath which runs along part of the southern boundary of the site.

## ACCOMMODATION

The premises provide the following approximate floor areas on a New Internal Area (NIA) basis:

DESCRIPTION	ft <sup>2</sup>	m <sup>2</sup>
<i>The Old School</i>		
Ground Floor	3,748	348.20
First Floor	1,746	162.20
<b>Total</b>	<b>5,494</b>	<b>510.40</b>
<i>The Quiet House</i>		
Ground Floor	1,579	146.70
First Floor	1,544	143.40
Second Floor	327	30.40
<b>Total</b>	<b>3,450</b>	<b>320.50</b>
<i>The Cottage</i>		
Ground Floor	517	48
<i>The Lodge</i>		
Ground Floor	676	62.80
<b>Total</b>	<b>10,137</b>	<b>941.70</b>

Site Area: 1.75 acres (0.71 ha)



## BUSINESS RATES

From internet enquiries of the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the property has a Rateable Value of £107,000.

For the current tax year business rates are calculated at the Uniform Business Rate Multiplier of 51.2p in the £, resulting in rates payable from 1st April 2023 of £54,784.

## SERVICES

It is understood that the property is connected to mains electricity, gas, 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.

## PLANNING

From internet enquires of the Babergh Mid Suffolk District Council planning website it is understood that the premises have consent for Class E(G)(i) Office use.

## IMPORTANT

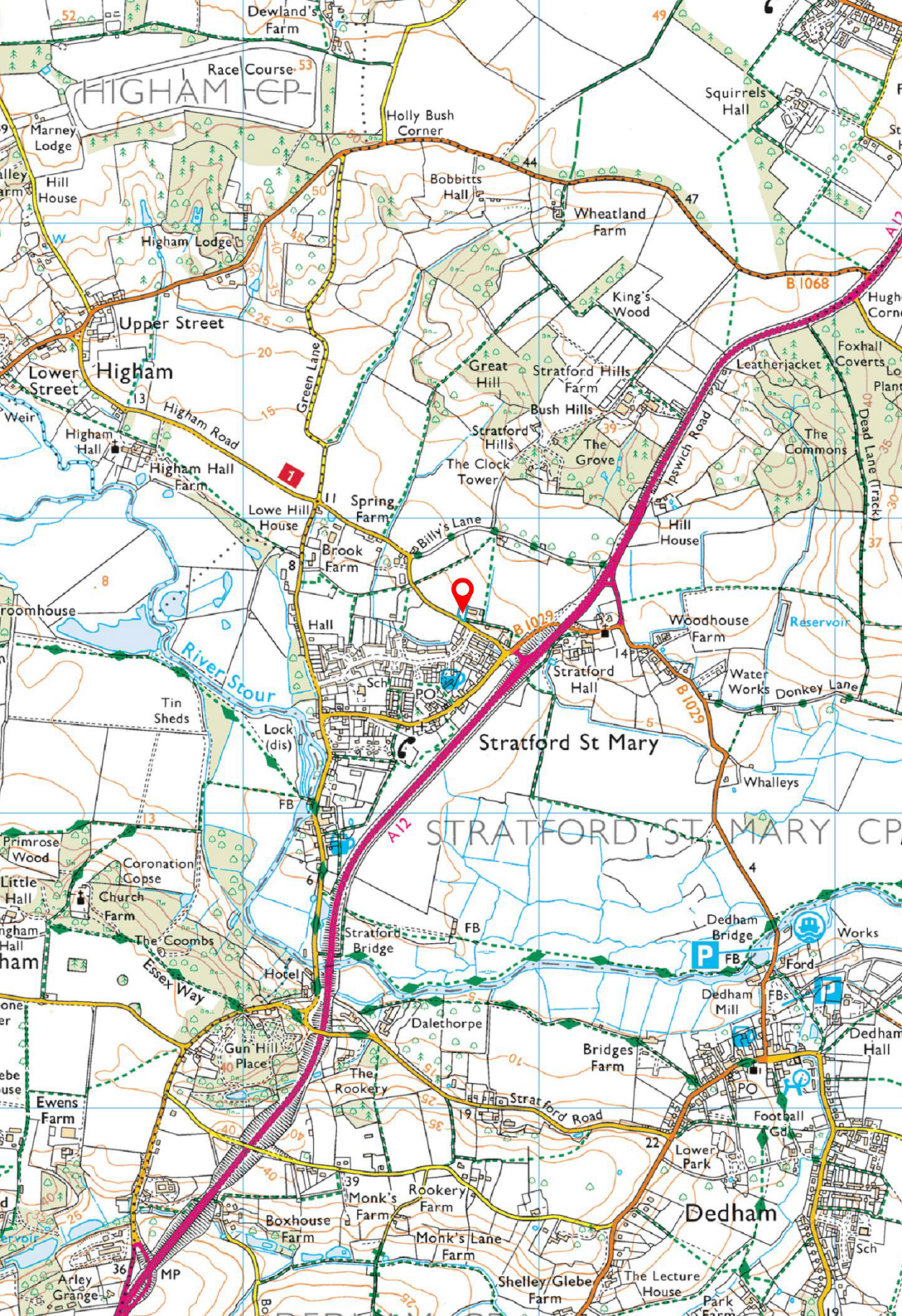
The Services, fixtures, fittings, appliances, and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

## EPC

The buildings on site have the following EPC ratings:

The Old School	C-63
The Quiet House	C-61
The Cottage	C-58





## VAT

The property has been opted for tax and as such VAT will be applicable on the rental/sale price.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## TERMS

The premises are available freehold at a Guide Price of £2,350,000 or alternatively on a lease for a term by negotiation at a rental of £175,000 pax.



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## CONTACT

For further information please contact:

### Savills

**Phil Dennis**  
pdennis@savills.com  
07799221113

