

01284 702655

eddisons.com

OFFICE – TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**ROSS HOUSE, DRINKSTONE OFFICE PARK**

**BURY ST EDMUNDS. SUFFOLK. IP32 7AR**

**Rent £16 per sq. ft exc.**

**From 1,891 sq.ft to 4,268sq.ft NIA**

- Modern detached office building
- High quality fit out
- Popular business park location
- Flexible terms and incentives available

## LOCATION

Bury St Edmunds is an affluent market town situated approximately 29 miles from Ipswich and 30 miles from Cambridge with excellent road communications via the A14. Drinkstone Office Park is located at the on the eastern outskirts of Bury St Edmunds close to Suffolk Business Park, the premier out of town business destination in Bury St Edmunds and major growth area for future commercial and residential development. Access to the property is via Kempson Way which leads off the roundabout of Bedingfield Way, Skyliner Way and Orttewell Road. Junction 44 of the A14 is 0.8 miles to the west and the town centre 3 miles to the north west.

## DESCRIPTION

The property is a two storey detached pavilion style office building providing two self contained office suites, finished to a high quality specification including raised access floors, LED Lighting and air conditioning and further benefits from 37 designated on site car parking spaces. The ground floor suite could be sub divided to create two smaller suites to suit tenant requirements.

## SERVICES

Mains electricity, and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

Ground floor :	396.26sq. m	4,268sq. ft
First floor :	428.28sq. m	4,610 sq.ft
<b>Total :</b>	<b>824.54sq. m</b>	<b>8,878 sq.ft</b>

The ground floor could be sub divided to provide suites from approximately 175.7 sq.m (1,891 sq.ft) NIA.

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has the following current rateable values:

Ground floor £56,000 (2023 assessment).

First floor £60,500 (2023 assessment).

For the year commencing 1 April 2023, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local authority.

## RENT

Ground floor £68,300 p.a.x

First floor £73,760 p.a.x

Or smaller suites from £16 per sq.ft, per annum exclusive of VAT and all other outgoings.

## VAT

The property is elected for VAT and VAT will be charged on the rent.

## LEGAL COSTS

Each party to bear their own legal costs.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common parts and communal areas of the estate. Further details available on request.

## EPC

The property has current EPC ratings of C(69) Ground floor and C(66) First floor.

## PLANNING

Office use within Class E. However, interested parties are advised to make their own enquiries of the local planning authority as to the suitability of their intended use.

## LEASE TERMS

The property is available immediately on a new lease upon terms by negotiation. Flexible terms and incentives may be available subject to the terms agreed.

## VIEWING

Strictly by appointment with the joint sole agents: -

**Eddisons**

incorporating **Barker Storey Matthews**

Simon Burton

01284 715005

[Simon.burton@eddisons.com](mailto:Simon.burton@eddisons.com)

Or joint agents

Underwoods

Robert Keeves

01604 404060

[rk@underwoods.co.uk](mailto:rk@underwoods.co.uk)

230801

155246

For more information, visit [eddisons.com](http://eddisons.com)

T: 01284 702655

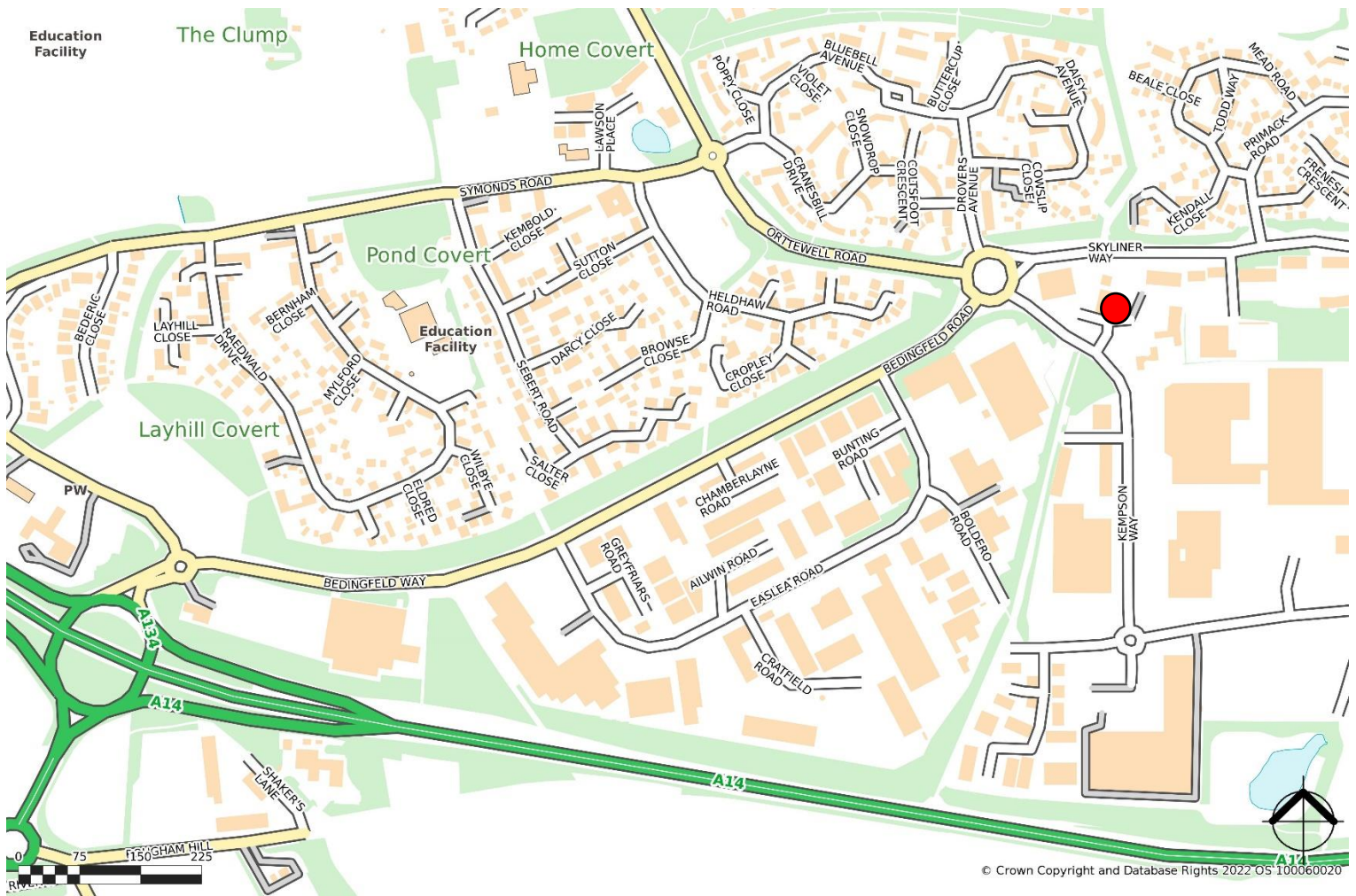
### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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For more information, visit [eddisons.com](http://eddisons.com)  
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