

01284 702655

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OFFICE – FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**THE BARN, HEATH FARM BUSINESS CENTRE, TUT HILL, FORNHAM ALL SAINTS,
BURY ST EDMUNDS, SUFFOLK IP28 6LG**

£1,500,000 exc VAT

688.39sq. m (7,410sq. ft) NIA

- Attractive barn conversion HQ style offices
- Fully refurbished
- On site car parking
- Excellent road access to town centre & A14

LOCATION

The property is located on a small office park on the outskirts of Bury St Edmunds within 0.8 miles of the A14 junction 43 and 2.5 miles of Bury St Edmunds town centre.

Heath Farm Business Centre comprises a small development of a converted former barn adjacent to Bury St Edmunds Golf Club. Bury St Edmunds is an affluent market town and commercial centre of West Suffolk located around 29 miles from Cambridge and 29 miles from Ipswich via the A14.

DESCRIPTION

The property provides recently refurbished, high quality office accommodation arranged over ground and first floors within a detached converted barn, with dedicated onsite car parking. The ground floor provides a mix of open plan office space, meeting rooms, kitchen and canteen, server room and individual offices as well as male and female WCs and internal decked courtyard gardens. The first floor provides part air-conditioned open plan office space with glazed partitioning, individual offices and a WC.

SERVICES

Mains electricity and water are believed to be available to the premises. The heating is oil fired and there is septic tank drainage. 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

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

Ground floor	538.17sq. m	5,793sq. ft
First floor	150.22sq. m	1,617sq. ft
Total	688.39sq. m	7,410sq. ft

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £73,500 (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 council.

PRICE

£1,500,000 plus VAT for the freehold interest with vacant possession on completion.



VAT

We understand that VAT will be charged on the purchase price.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an EPC of D (91). A copy of the EPC is available on our website.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons

incorporating **Barker Storey Matthews**

Unit 12 Forbes Business Centre, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR

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Important Information

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