



## **Sandy Lane Business Park, Badwell Ash, Bury St Edmunds, Suffolk, IP31 3DR**

### **HIGH QUALITY OFFICE/BUSINESS ACCOMMODATION**

- Net internal area of 1,321 sq ft (122.7 sq m)
- Attractive development in rural setting
- Generous parking space
- Good specifications including under floor heating
- WC and kitchen facilities
- Within 13 miles of Bury St Edmunds

**LOCATION**

The property is located in Badwell Ash, a traditional Suffolk village approximately 13 miles north east of Bury St Edmunds and 9 miles north west of Stowmarket. Elmswell, Thurston and Stowmarket train stations are all within 10 miles of the property. The A14 is 5 miles to the south.

Sandy Lane Business Park is a small attractive development in a rural setting with a mix of other office and residential property in close proximity. The property is situated to the north of the village of Badwell Ash, driving north from the village along The Street, turn right into The Broadway. After approximately 50 yards take the first right into the new residential development and then immediately turn left.

**DESCRIPTION**

The property comprises a well-presented detached office suite built in a barn style with grey blue stained timber feather boarding under a pitched tiled roof and a generous number of double glazed windows, allowing plenty of natural light.

The property has modern specifications including under floor heating, LED lighting, perimeter trunking, carpeted floors and plastered and emulsion walls. The suite is also provided with a single WC, single disabled WC and a kitchen. The office space is mainly open plan with a single meeting room.

Externally the property benefits from generous parking space and an attractive rural setting.

**ACCOMMODATION**

The property provided the following approximate net internal floor areas:

**1,321 sq ft (122.7 sq m)**

**TERMS**

The suite is available on a new full repairing & insuring lease on terms to be agreed.

**RENT**

£14,000 per annum exclusive of VAT.

**VAT**

VAT is payable on the rent in accordance with current legislation.

**EPC**

Contact the agents for more details.

**RATES**

The building is yet to be assessed for business rates. Contact the agents for more details.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred during the transaction. The ingoing tenant will be required to pay the landlords abortive legal fees in the event they withdraw from the transaction once solicitors have been instructed.

**VIEWING & FURTHER INFORMATION**

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

**Richard Pyatt MRICS**

[richard@hazells.co.uk](mailto:richard@hazells.co.uk)

**Ella Forman**

[ella@hazells.co.uk](mailto:ella@hazells.co.uk)







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