



Ross House, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR

FREEHOLD BUSINESS PARK OFFICE INVESTMENT OPPORTUNITY

- Ideal opportunity for owner occupiers and investors
- Providing approximately 8,569 sq ft (796 sq m)
- Income producing ground floor, first floor soon to become vacant
- Independent ground & first floors with self-contained ground floor entrance and lift access
- Excellent specification including raised floors, comfort cooling and carpets throughout
- 37 on-site car parking spaces
- Located two miles from the town centre with excellent access to the A14

LOCATION

Ross House is located at Suffolk Park, Bury St Edmunds' premier out of town business park. Suffolk Park is situated on the eastern outskirts of Bury St Edmunds, approximately two miles from the town centre and adjacent to the A14. Nearby occupiers include Taylor Wimpey, Bloor Homes, John Banks Honda and Knights Lowe Accountants.

Bury St Edmunds is an attractive and prosperous market town which forms the commercial and administrative centre of West Suffolk. The Town lies 30 miles east of Cambridge, 26 west of Ipswich and 70 miles north of London. The town has excellent road connections serving East Anglia and linking to the national motorway network via the A14 & A11. Rail services are provided with direct trains to Cambridge (42 minutes), Ipswich (38 minutes) and services to London Kings Cross (1 hour 38 mins).

DESCRIPTION

Ross House is an attractive and prominent two storey office building providing high quality office space with an excellent internal specification. Externally the property benefits from 37 on-site allocated parking spaces.

The first floor is independent from the ground floor, therefore providing self-contained office accommodation. Each floor is predominantly open plan and benefits from male, female and disabled WCs and a kitchen area.

The internal specification includes the following:

- ☐ Predominantly open plan floor plate
- ☐ Raised floors and perimeter trunking
- ☐ Suspended Cat 2 lighting and LG7 lighting
- ☐ Comfort cooling and heating system
- ☐ Fully carpeted
- ☐ Passenger lift to first floor

ACCOMMODATION

The property has been measured in accordance with IMPS 3 as contained in the RICS Property Measurement Standards 2015 and provides the following Gross Internal floor areas:

Floor	Sq Ft	Sq M
Ground	4,177	388.1
First	4,392	408.1
Total	8,569	796

TENURE

Freehold subject to the following occupational tenancy.

OCCUPATIONAL TENANCIES

The ground floor is let to Lark (Group) Ltd for a term of ten years on effectively FRI terms at a rent of £60,567 per annum from 2nd May 2017. The tenant has a break option

on 2nd May 2022. A full copy of the lease is available on request.

The first floor is currently let to Northgate Public Services (UK) Limited who have exercised a break option and will be vacating the floor on 25 December 2017.

PRICE

On application.

VAT

The property is elected for VAT and therefore VAT is chargeable on the purchase price.

RATING

Floor	Description	Rateable Value
Ground	Offices & Premises	£51,500
First	Offices & Premises	£54,000
Total		£105,500

SERVICE CHARGE

A service charge is recovered from the tenants for maintaining the common parts of the property and landscaped areas. For further details on the service charge budget please contact the marketing agents for more information.

SERVICES

We are advised the property has mains electricity, drainage and water. These services have not been tested.

ENERGY PERFORMANCE CERTIFICATE

Ground floor EPC Rating of D-95.

First Floor EPC Rating of D-93.

A full copy of the certificates are available from the agents.

LEGAL COSTS

Each party to be responsible for their own legal costs on completion of this transaction. The buyer will be required to provide an undertaking to pay the seller's abortive legal costs should they withdraw from the sale once solicitors are instructed.

VIEWING & FURTHER INFORMATION

For viewings and further information please contact the sole letting agents Hazells Chartered Surveyors on 01284 702626. Or email the following:

Richard Pyatt MRICS

richard@hazellsonline.co.uk

Jonathan Lloyd MRICS

jonathan@hazellsonline.co.uk

Francesca Bonnett BA Hons

francesca@hazellsonline.co.uk

Viewings strictly by appointment only with Hazells.



Ross House.



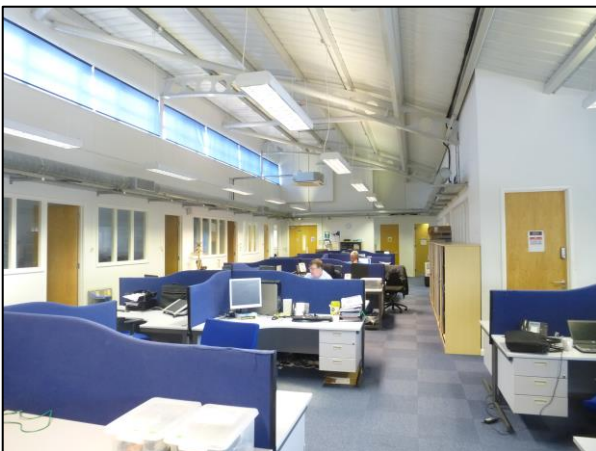
Car park.



Separate ground floor entrance.



Ground floor open plan offices.



First floor office.

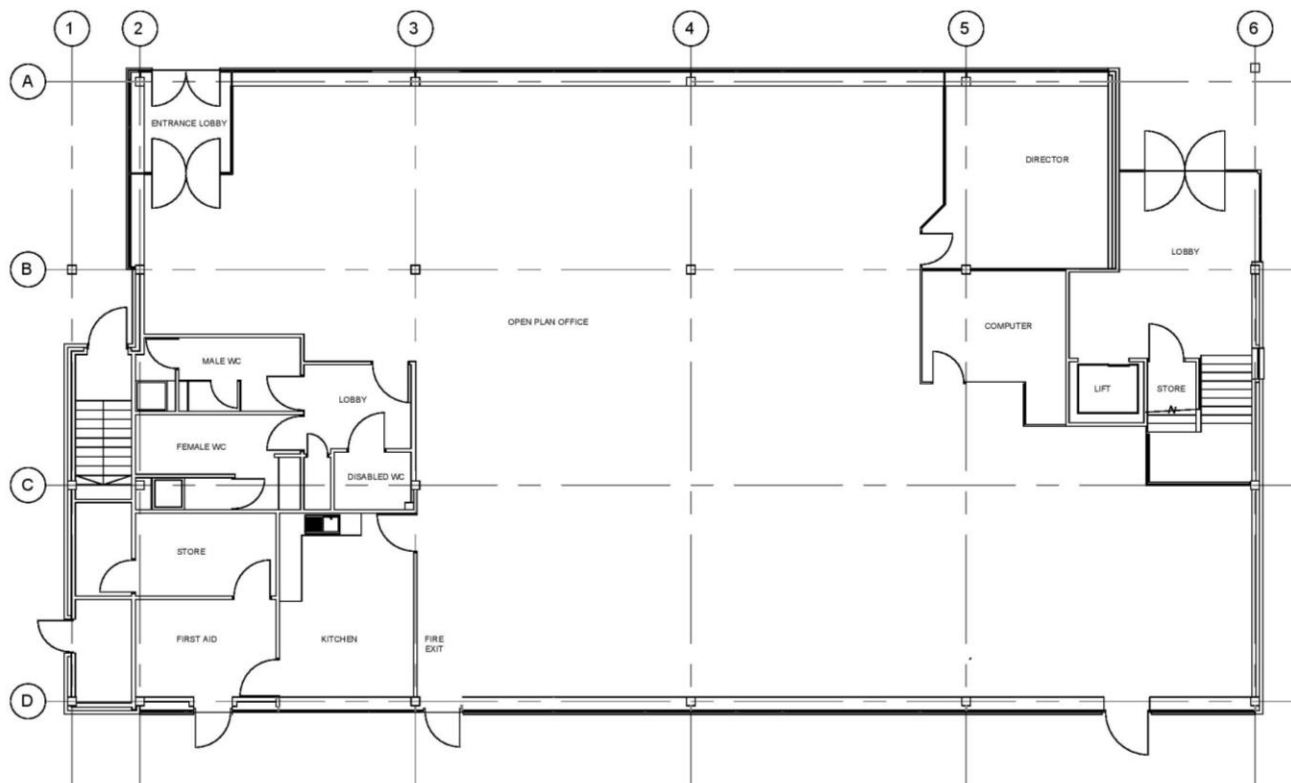


First floor meeting room.

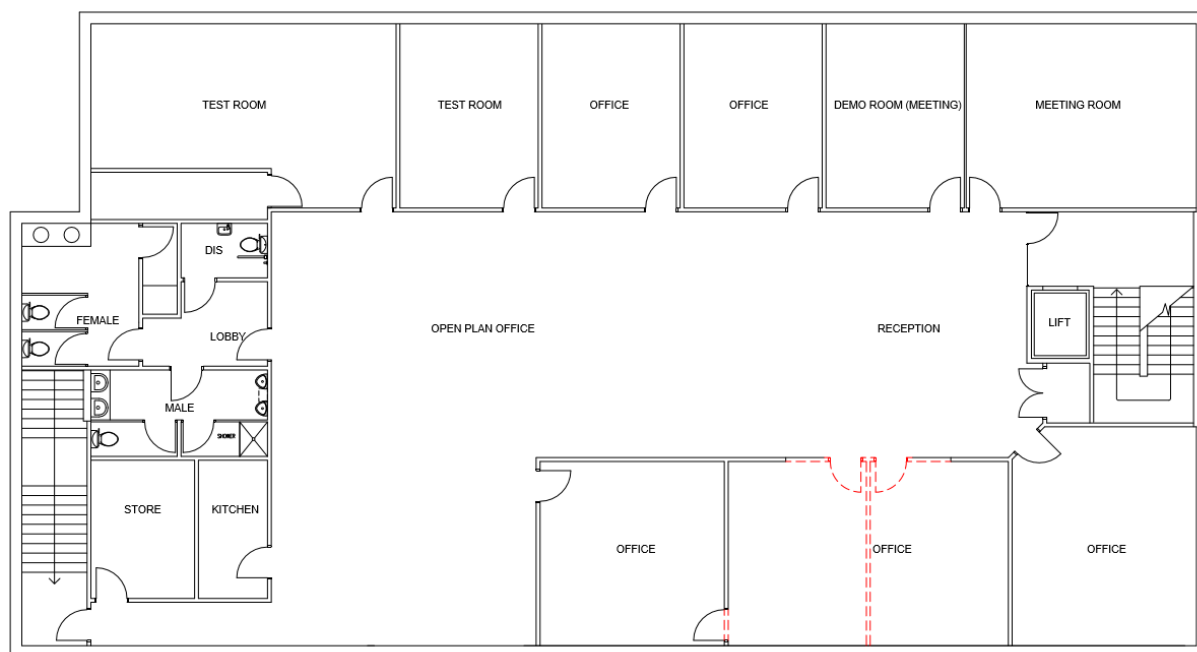


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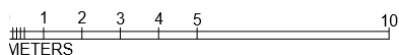
PROFESSIONAL EXCELLENCE
IN COMMERCIAL PROPERTY

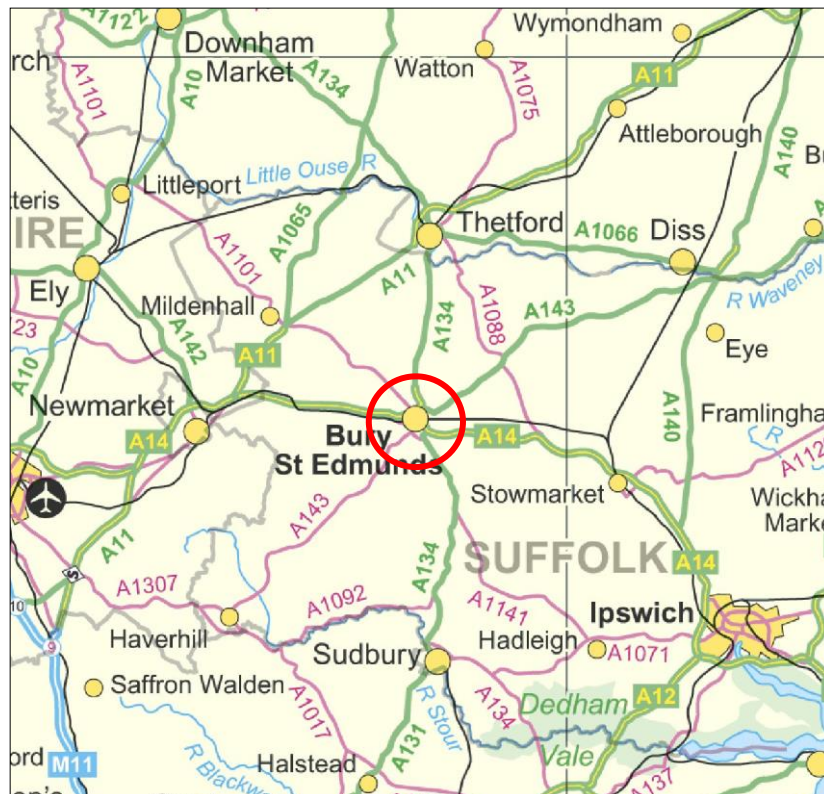
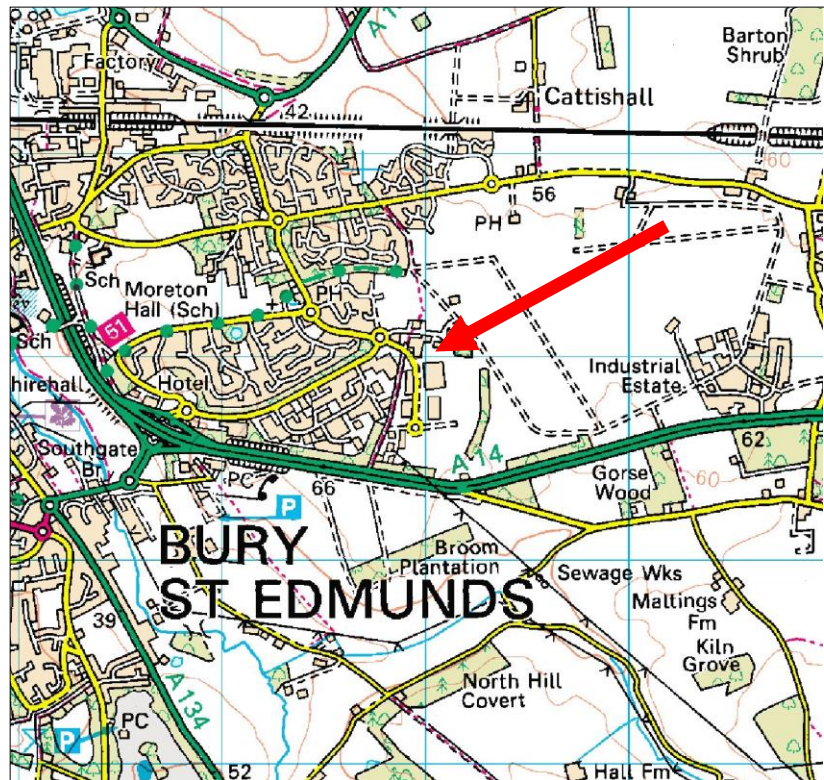


GROUND FLOOR



FIRST FLOOR





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