



SIGNAL HOUSE

SIGNAL HOUSE, KEMPSON WAY,
BURY ST EDMUNDS, IP32 7AR

NEWLY REFURBISHED
BUSINESS PARK OFFICES

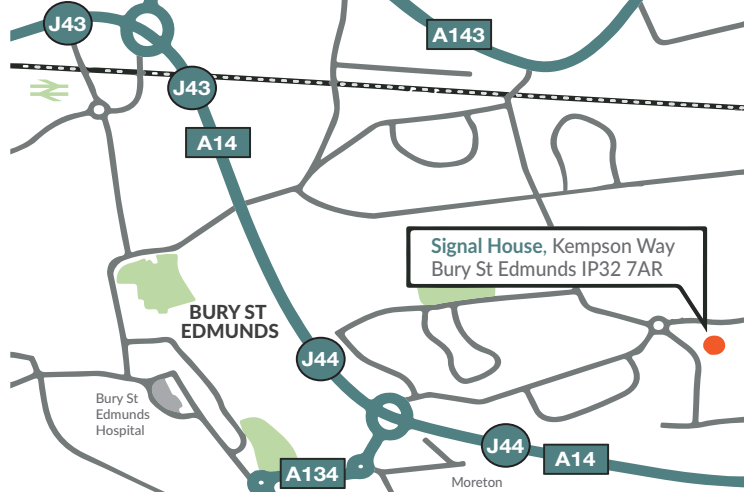
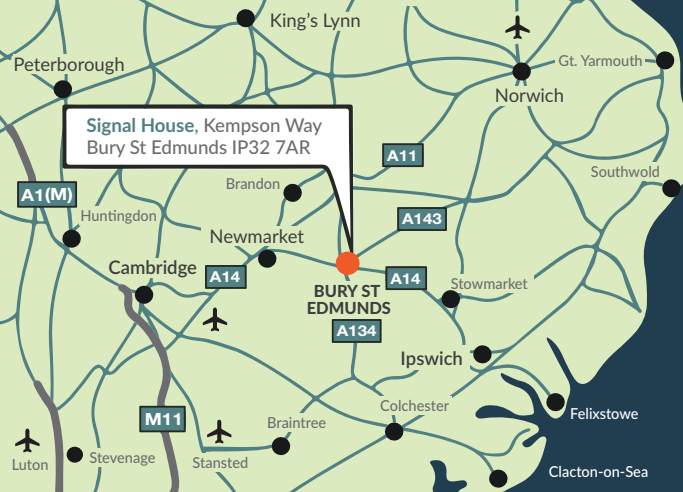
TO LET (MAY SELL)

684 SQ M (7,362 SQ FT)



- Flexible open plan floor plates
- Raised floors with new carpets
- New ceilings & LED lighting
- New WCs & kitchen/break out areas
- Comfort cooling throughout
- Eight person passenger lift
- 29 on-site parking spaces (1:254 sq ft)
- Prime business park location close to A14





LOCATION

Signal House is situated on Suffolk Park, Bury St Edmunds' primary out of town business park. The property is within two miles of Bury St Edmunds town centre and provides excellent access to the A14 via Junction 44 and the newly improved Junction 45. Bury St Edmunds is an attractive & prosperous market town which forms the commercial and administrative centre of West Suffolk. It offers excellent access to Cambridge and the East Coast Ports via the A14 and London via the A14, A11 & M11. Other nearby office occupiers include Taylor Wimpey, Bloor Homes, Ashton Legal & Knights Lowe Accountants.

DESCRIPTION

Signal House comprises a two storey business park office building constructed in 2005 which has recently undergone a comprehensive refurbishment programme to include the following:

- Open plan floor plates
- New LED lighting
- Air conditioning throughout
- New floor coverings throughout
- Raised fully accessible floors
- Upgraded reception
- New Kitchen/break out areas on each floor
- Refurbished WCs on each floor
- 29 on-site car parking spaces are provided within a self-contained car parking area

BUSINESS RATES

The property is currently assessed as a single hereditament within the April 2017 Valuation List and is described as 'offices and premises' with a Rateable Value of £73,500.

ACCOMMODATION

The property has been measured in accordance with IMPS 3 and provides the following floor areas:

GROUND FLOOR	338.9 SQ M	3,648 SQ FT
FIRST FLOOR	345 SQ M	3,714 SQ FT
TOTAL	684 SQ M	7,362 SQ FT

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D100. A full copy of the certificate is available from the agents on request.

TERMS

The property is available on a new full repairing lease for a term by negotiation. Alternatively a sale of the freehold interest will be considered.

RENT & PRICE

On application. VAT is payable on the rent or freehold purchase price and all outgoings at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own costs on completion.

VIEWINGS AND FURTHER INFORMATION

For viewings or any further information please contact the sole lettings agents Hazells on 01284 702626.

Richard Pyatt MRICS

E: richard@hazellsonline.co.uk

Jonathan Lloyd MRICS

E: jonathan@hazellsonline.co.uk

