



Maltings Lane, Ingham, Bury St Edmunds, Suffolk, IP31 1NB

DETACHED OFFICE BUILDING WITH LARGE PRIVATE CAR PARK

- Net internal area of 4,638 sq ft (431 sq m)
- Modern offices with good facilities and natural light
- Excellent opportunity for owner occupier with sub letting potential
- Approximately 20 parking spaces
- Adjoining warehouse site also available freehold

LOCATION

The property is located in the village of Ingham, which is situated approximately 4 miles north of Bury St Edmunds and 8 miles south of Thetford.

The property is accessed directly from the A134 Thetford Road, which provides convenient access to both the A14 & A11 trunk roads.

DESCRIPTION

The property is of cavity brick construction under a slate and clay tiled pitched roof. It is arranged into three wings, the south and east wings comprise ground and first floor offices whilst the west wing is ground floor only, with large meeting/conference room. There is a south facing outside courtyard providing seating and/or potential garden area.

There is a central reception area and the arrangement of the wings makes it an ideal office to facilitate sub lettings of office areas (See AGENT NOTE below).

The offices benefit from:

- Central reception area
- Under floor heating to majority of floorspace
- Mainly suspended ceilings with recessed lighting
- Data and power points throughout
- Carpet and linoleum flooring
- Double glazed windows with blinds
- Plastered and emulsioned walls
- DDA compliant toilet
- Ladies and gents toilets
- Kitchen area

An area 15.5m x 18m will be retained from the southern section of the car park and is excluded from the sale.

TENURE & PRICE

Freehold with vacant possession.

£575,000 plus VAT

VAT

To be paid on the sale price in accordance with current legislation.

RATING

Entered on the 2017 Valuation List under 'offices and premises' with a rateable value of £21,000.

ENERGY PERFORMANCE CERTIFICATE

A complete copy of the EPCs is available from the selling agents on request.

LEGAL COSTS & UNDERTAKING FOR ABORTIVE COSTS

The Buyer is to provide the Seller with an undertaking towards abortive legal costs to the sum of £1,950 plus VAT when solicitors are instructed. On the successful completion of the sale then each party will be responsible for their own legal costs and the undertaking will be returned to the Buyer.

ACCOMMODATION

The office suites have been measured in accordance with the International Property Measurement Standards and provide the following approximate Net Internal areas (IPMS 3):

Floor	Use	M Sq	Sq ft
Ground	Main Office	111.15	1196
	Front Office	41.82	450
	Reception	23.99	215
	Toilets	-	-
	Side Office	9.36	101
	Kitchen/Off	15.96	172
	Conference	71.82	773
	Store	3.99	43
	Ground Total	278.09	2,949
First	Main Office	88.77	955
	Front Office	55.77	600
	Store	4.00	43
	Store	4.38	47
	First Total	152.93	1,646
	Approx Net Internal (IPMS 3)	431.02	4,595

AGENT NOTE

The Seller has expressed an interest in taking a lease on part of the property of around 600 sq ft, if of interest to the Buyer.

VIEWING & FURTHER INFORMATION

Hazells Chartered Surveyors on **01284 702626** or email the following:

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