



AVAILABLE FOR SALE / TO LET

Detached Two Office/Laboratory or Workspace with Stores & Yard

Ashburnham House, 1 Maitland Road, Lion Barn
Industrial Estate, Needham Market, IP6 8NZ

RENT

£65,000
per annum exclusive

TOTAL FLOOR AREA

6,858 sq ft
[637.13 sq m]

GUIDE PRICE

£795,000
subject to vacant possession

TOTAL SITE AREA

0.504 acres
[0.204 hectares]

IN BRIEF

- » Prominent position adjacent estate entrance
- » Suitable for a variety of uses
- » Secure surfaced yard and forecourt parking

LOCATION

Lion Barn Industrial Estate is situated to the south of Needham Market and within about 1.5 miles of the A14/A140 interchange to the east and 4 miles of the A14 Great Blakenham interchange to the south.

The property is situated in a prominent position at the western end of the estate, adjacent the entrance of Lion Lane and backing onto the B1113.

DESCRIPTION

The property is a modern, detached two storey building of steel portal frame construction beneath a pitched tiled roof with a single storey rear section beneath a flat felt roof.

The ground floor comprises an entrance lobby, offices, workspace formerly used as a laboratory with demountable partitions, two store rooms with double doors, kitchen, store cupboards and WC facilities. The first floor, accessed via a central staircase, is predominantly open plan office with glazed partitions creating additional office/meeting rooms, along with a board room, tea-point and air-conditioned Comms room.

The offices are fitted with suspended ceilings, recessed fluorescent lighting, gas central heating, perimeter trunking, floor boxes with power/data and carpet floor coverings.

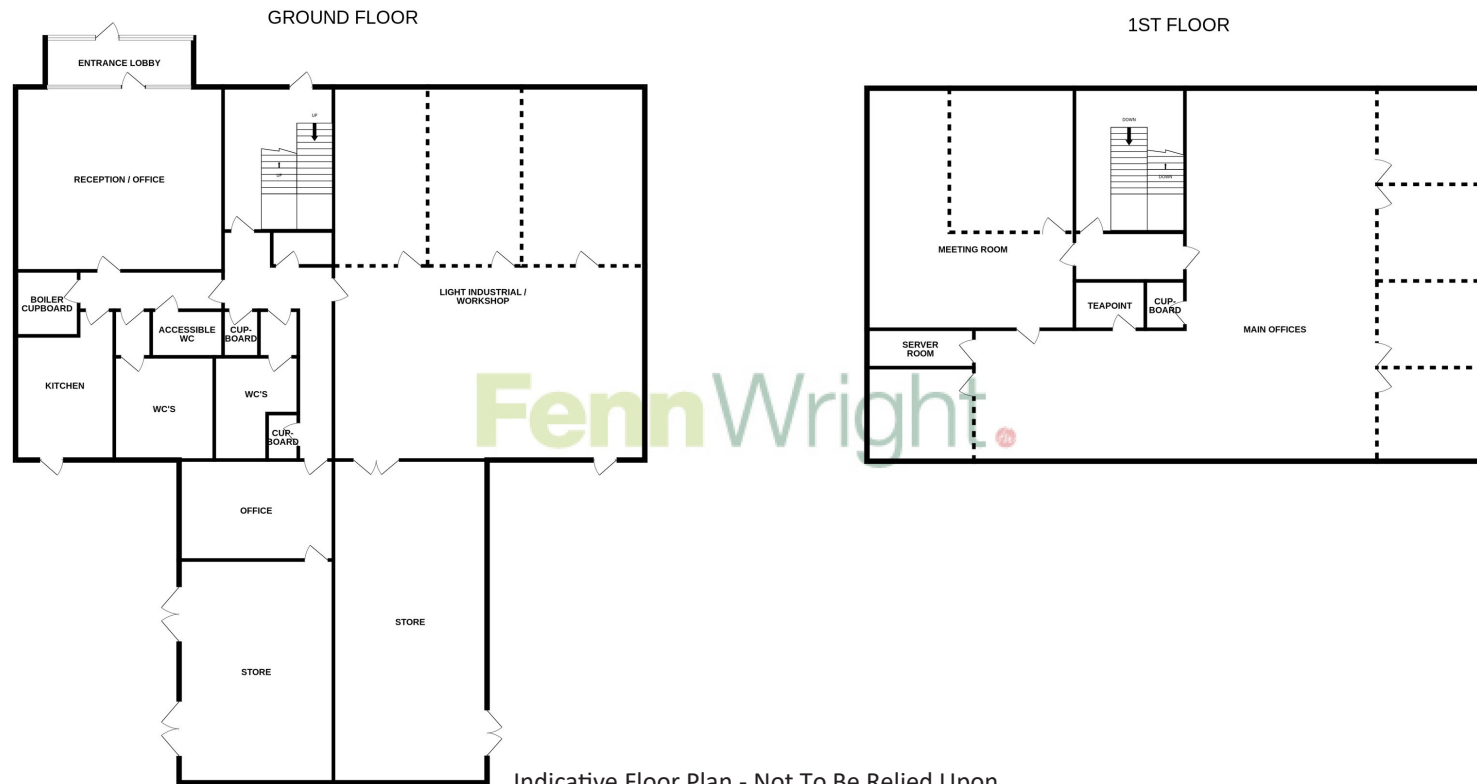
Externally, the property benefits from a surfaced yard to the rear, and is secured by steel palisade fencing and gates. A forecourt provides visitor parking.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 4,049 sq ft [367.13 sq m]
- » First Floor: 2,809 sq ft [261.01 sq m]
- » Total Gross Internal Floor Area: 6,858 sq ft [637.13 sq m]





Indicative Floor Plan - Not To Be Relied Upon

BUSINESS RATES

The property is assessed as follows:

Rateable Value: £47,000 | Rates Payable (2024/25): £23,453

The rates payable are based on the current UBR of £0.499. All interested parties should speak to the local authority to verify their rates liability.

PLANNING

The property was developed as offices with associated laboratory, workshop and storage. It is assumed the property falls within Class E of the town & County (Use Classes) Order 1987 (as amended).

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

SERVICES

It is understood the premises is connected to mains water, gas, electricity and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

LOCAL AUTHORITY

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel: 0300 1234000

ENERGY PERFORMANCE CERTIFICATE [EPC]

B (50) Rating - ref 8467-9117-8770-5495-1959

TERMS

The offices are available to let on a new full repairing and insuring business lease, upon terms to be agreed and at an initial rent of £65,000 per annum exclusive

Alternatively, offers are invited in the region of £795,000 for the freehold interest subject to vacant possession upon completion.

The property is VAT elected.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

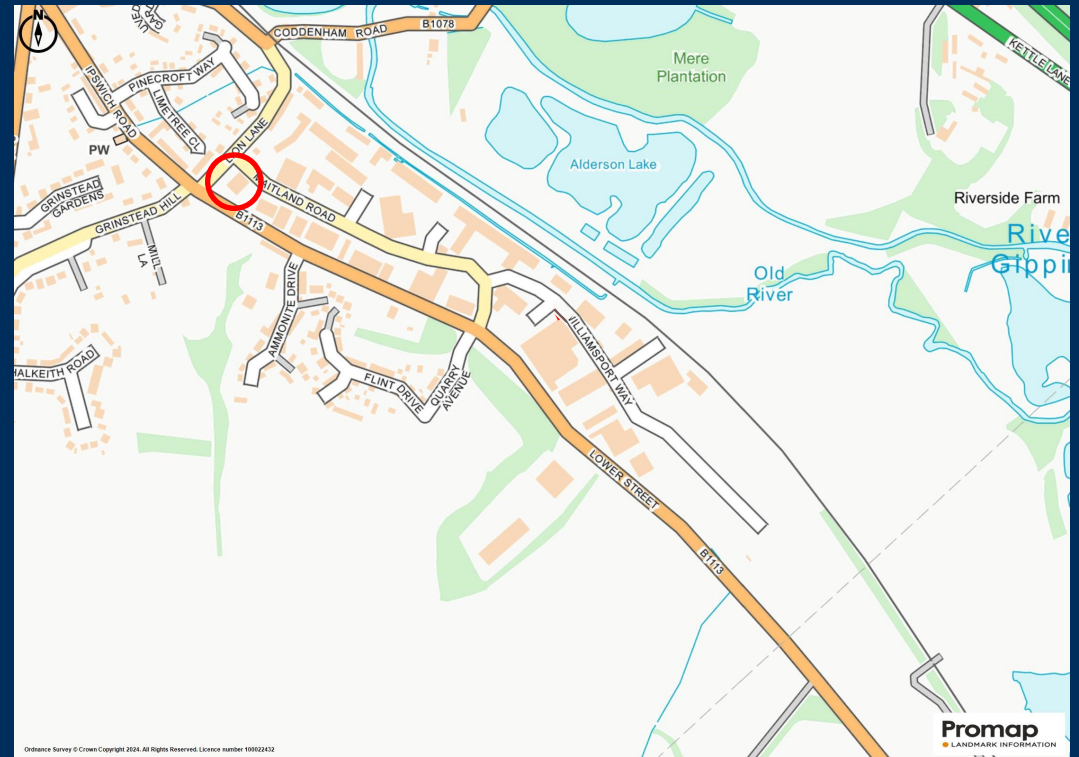
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Particulars created September 2024

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