

INDUSTRIAL

FOR SALE



**Animax, Shepherds Grove Industrial Estate, Stanton, Suffolk**  
**IP31 2AR**

1229847/2025B

**Eddisons**

## ANIMAX

SHEPHERDS GROVE INDUSTRIAL ESTATE, STANTON, SUFFOLK, IP31 2AE



Agreement

For Sale



Detail

Industrial



Price

£1,075,000 exc



Size

1,745.10 sq m (18,784 sq ft)



Location

Stanton, IP31 2AE



Property ID

1229847/2025B

**For Viewing & All Other Enquiries Please Contact:**



**Simon Burton**

**BSc (Hons)**

**Director**

**[Simon.Burton@eddisons.com](mailto:Simon.Burton@eddisons.com)**

**01284 715005**

**01284 702655**



Property

The property is a detached warehouse / industrial unit of steel portal framed construction with a pitched roof and profiled metal external cladding. The internal accommodation provides a full height warehouse with 7.3m eaves, concrete floor, LED lighting and loading door. The remainder of the ground floor workshop space is divided into various workshop, storage and laboratory spaces with a large mezzanine providing additional storage. To the front of the property is a two storey office block providing a a mix of open plan and individual rooms, and facilities. The specification includes carpet flooring, perimeter trunking, air conditioning, recessed lighting and UPVC double glazed windows.

There is a gravel parking area for 8-9 vehicles to the front of the property, with a good sized concrete surfaced yard. There are also a number of small modern outbuildings providing additional storage space.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area:

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>Main Building Ground Floor</b>		
Large Warehouse	234.73	2,527
Workshops/Stores/Labs	655.84	7,059
Offices	110.68	1,191
<b>Main Building First Floor</b>		
Offices	275.35	2,964
Mezzanine	468.50	5,043
<b>Total GIA</b>	<b>1,745.10</b>	<b>18,784</b>

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Services

We understand that mains water, electricity and solar PV are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has an established industrial use and we therefore expect uses within classes E, B2 and B8 to be suitable, however interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

**Charging Authority:** West Suffolk

**Description:** Factory and Premises

**Rateable Value:** £51,500 (2023 assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

The property has an EPC rating of D (82).

Tenure

The property is available freehold with vacant possession on completion.

Price

Offers in the region of **£1,075,000** plus VAT.

VAT

VAT will be charged in addition to the purchase at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The property is located on the Shepherds Grove Industrial Estate in Stanton, situated approximately 10 miles to the north of east of Bury St Edmunds via the A143 which provides excellent connectivity to the major surrounding road networks via the A14 at Bury St Edmunds. The industrial estate is split into two parts (east and west), and the property is situated in the western part of the estate. Shepherds Grove Industrial Estate is an established commercial location which is home to a variety of industrial and warehouse businesses.

















