

INDUSTRIAL

FOR SALE



Units 1 & 2, Shepherds Grove Industrial Estate, Stanton
IP31 2AR

1229851/2025B

Eddisons

UNITS 1 & 2 SHEPHERDS GROVE INDUSTRIAL ESTATE

STANTON, IP31 2AR



Agreement

For Sale



Detail

Industrial



Price

£1,035,000 exc



Size

1,761.07 sq m (18,956 sq ft)



Location

Stanton, IP31 1AR



Property ID

1229851/2025B

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property is as semi-detached industrial unit of steel portal frame construction, with a mono pitched roof, with the exterior primarily clad in insulated metallic composite sheeting. Solar PV has been installed on the roof and the building has an eaves height ranging from 5 to 6.5 meters. Internally the accommodation provides 3 workshop / storage bays with a two storey office section to the front of the building. The offices are generally carpeted, with plastered and painted walls and ceilings, recessed spotlights, perimeter trunking and UPVC double glazed windows and are part air conditioned. There are further WCs and canteen / welfare facilities in the office section of the building.

Externally there is a small rear yard, tarmac surfaced forecourt car park, with a further parking areas and an area of expansion land, which may be suitable for further expansion of the facility or development (subject to planning) of around 0.5 of an acre.

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 ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 1,369.12 | 14,737 |
| First Floor | 170.58 | 1,836 |
| Mezzanine | 221.37 | 2,383 |
| Total GIA | 1,761.07 | 18,956 |

Energy Performance Certificate

The property has an EPC rating of D (76).

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

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:
Description:
Rateable Value:

West Suffolk
Factory and Premises
£43,000 (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.

Tenure

The property is available freehold with vacant possession on completion.

Price

Offers in the region of **£1,035,000** 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.







