

INDUSTRIAL / COMMERCIAL SITE

FOR SALE



**Thurston Park, Church Road, Thurston, Bury St Edmunds
IP31 3RN**

1230764/2025B

Eddisons

THURSTON PARK

CHURCH ROAD, THURSTON, BURY ST EDMUNDS, IP31 3RN



Agreement

For Sale



Detail

Industrial / Commercial Site



Price

£850,000 exc



Size

17,009 sq.ft on 2.358 acres



Location

Bury St Edmunds, IP31 3RN



Property ID

1230764/2025B

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property, most recently used for the manufacture of garden office rooms and associated showroom space and provides a large open commercial yard, with two principal industrial / warehouse buildings. Building one provides showroom and office and production space and is of steel portal framed construction under a pitched cement sheet roof with external blockwork cladding and profile cement sheeting. The building has front and rear loading doors and an eaves height of 3.11m. There is a single story lean to the rear providing WC's. To the rear of the site is a second workshop in a former agricultural building of steel framed construction with a pitched cement sheet roof and an eaves height of 3.89m. To the front and rear are mono pitched lean to steel roofed projections. There are various other external stores on site.

Rates

Charging Authority: Mid Suffolk
Description: Workshop and Premises
Rateable Value: £37,750 (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 Front Building has an EPC rating of C (74) and the Rear Building has an EPC rating of B (50).

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.

Town & Country Planning

The property has established use as a manufacturing facility and should be suitable for a range of industrial and commercial uses. There is an hours of operation restriction. Further details are available upon request. Interested parties are advised to make their own enquiries to the local planning authority as to the suitability of their intended use of the property.

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
Front Building		
Showroom, offices and toilets	344.99	3,714
Production space	406.84	4,379
Store	55.86	601
Mezzanine storage	79.35	854
Rear Building		
Front lean-to	135.63	1,460
Central bay	300.96	3,240
Rear lean-to	137.21	1,477
Timber lean-to	119.31	1,284
Total GIA	1,580.15	17,009

The site area is approximately 2.358 acres as scaled using online mapping software.

Tenure

The property is for sale freehold with vacant possession on completion.

Price

Offers in the region of £850,000 plus VAT are invited for the freehold interest.

VAT

VAT will be charged in addition to the price 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.

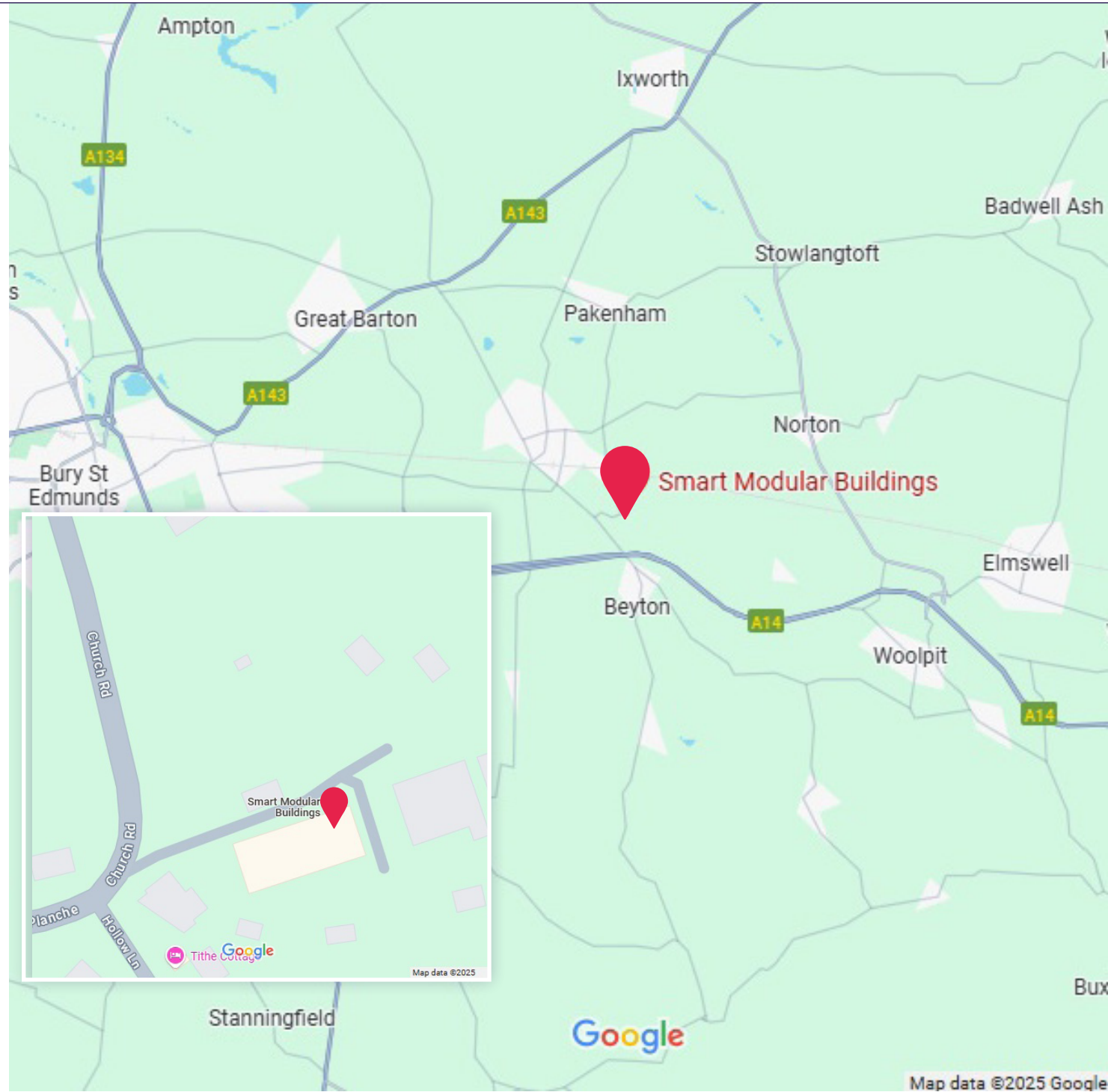
Services

We understand that mains electricity and water and septic tank drainage are believed to be available and connected to the property. These services 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.

Location

Thurston is a popular village location situated approximately 4 miles east of Bury St Edmunds, 10 miles west of Stowmarket and approximately 1 mile north of junction 46 of the A14. The village benefits from excellent access to rail links along the Ipswich to Cambridge line. There are a number of local schools and a community college with a growing population due to significant residential development in the village

The property is located on the southern fringes of the village, on the corner of Church Road, close to its junction with Hollow Lane. Church Road is a narrow country lane leading north to the village or west to Thurston Road, which in turn provides access to the A14 at Junction 48.





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