

Industrial & Warehouse site and buildings - TO LET OR FOR SALE

Moor Green Farm Stanningfield, Bury St. Edmunds, Suffolk, IP29 4RX

Merrifields



Size: 11,022 Sq Ft


Located 6 miles from BSE & 1.2 miles from the A134


The site is approximately 1.94 acres (7845 sq m).


The property is need of refurbishment

Direct access to public highway

Excellent site to building ratio

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

Moor Green Farm is located in a rural location on the edge of Stannigfield village approximately 6.2 miles south of Bury St Edmunds and the A14 and 1.2 miles from the A134. What 3 Words: pack.riddle.sweetened

It is approached over a concrete drive through metal gates, the land is generally hard surfaces and or laid to concrete and it total has a site area of approximately 1.94 acres. The former agricultural buildings received a change of use to business and warehouse use in the early 1990s and the site comprises of 3 units, 2 adjoining, with external storage and yard areas. The three framed units are clad in blockwork with cement sheet cladding under cement sheet roofs. The site is served with three phase electric.

The units and external surfaces are in poor repair and in need of clearing and as such allow a purchaser to update the property to their requirements.

Accommodation

The property has been measured to produce the following approximate GIA(s):

Unit 1 & 2	807.02 Sq M	8,687 Sq Ft
Unit 3	217.94 Sq M	2,346 Sq Ft
Total	1,023.94 Sq M	11,022 Sq Ft

Additional accommodation details are as follows.

The site is approximately 1.94 acres (7845 sq m).



Availability

The property is available as a whole FOR SALE with vacant possession or TO LET on terms to be agreed subject to lease terms allowing for investment of required works. An overage provision for future residential development may be required.

Rent

From £4 per sq ft subject to agreement for lease in respect of landlords works.

Price

Guide Price £500,000 exclusive of VAT

VAT

Option to tax to be confirmed, all prices, rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The combined rateable value for the site and units is £32,150. (Unit 1&2 £23,750 & Unit 3 £8,400).

Service Charge

None.

Costs

The purchaser or tenant will cover any abortive costs incurred by the vendor.

Use & Planning

The property was granted consent for Class B1 and B8 Use via application E/91/1048/P. (Class B1 is now E class).

EPC

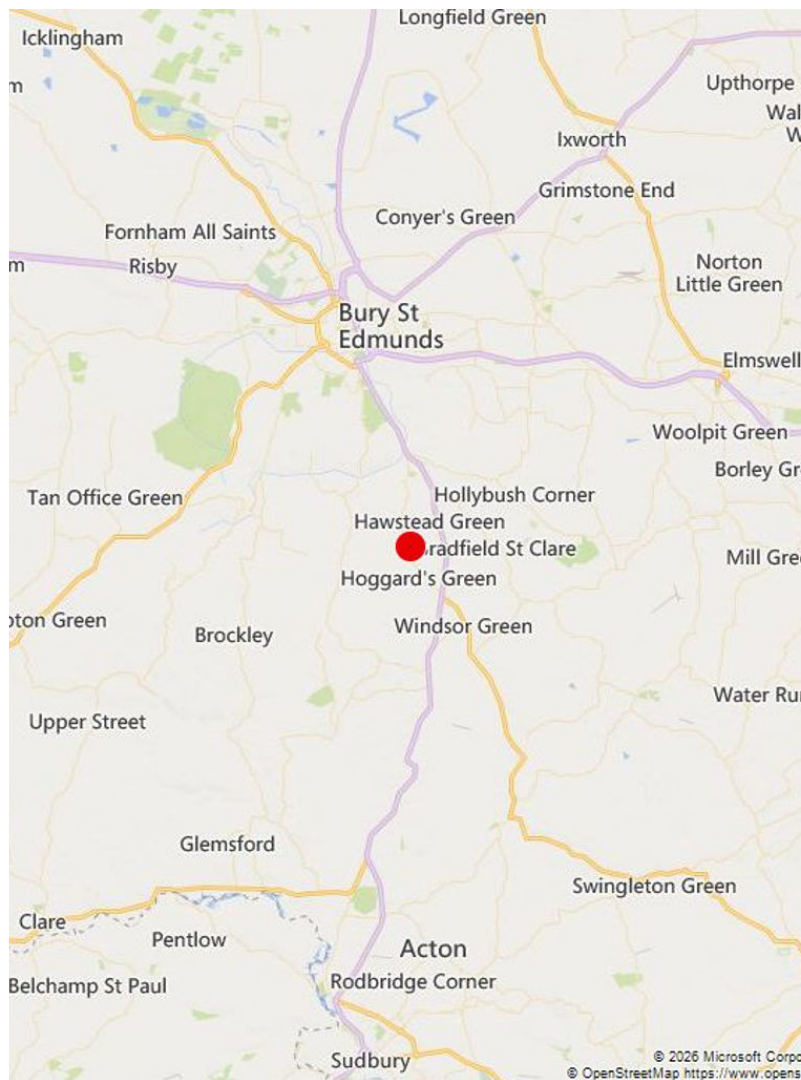
The EPC rating is to be confirmed and if required as the buildings



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