

Broad Road, Fords Green, Bacton, Stowmarket, IP14 4HN



BACTON TECHNOLOGY PARK

Quality, modern B1 offices to let as a whole or as two separate buildings

Available in October 2022: Approx. 554.8 sq m (5,972 sq ft)

Ideal for headquarters, call centre, training or R&D offices

Up to 40 car parking spaces on-site



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BACTON TECHNOLOGY PARK

To let
as a whole or as two separate buildings

Three storey office building and two storey extension

Approx 554.8 sq m (5,972 sq ft)

Ideal for headquarters, call centre, training or R&D offices

Part open-plan accommodation and meeting room space

Car parking for 40 vehicles

Secluded, private complex

Countryside views

Entered via private drive



Approx. 0.5 miles from Bacton village

Comfort cooling / heating

LED lighting

Cat-5 cabling

High-speed broadband

Quality fixtures and fittings

New carpets throughout

Showers and kitchen facilities

Male, female and disabled WCs

Available in October 2022

LOCATION

Bacton is a village situated about 6 miles north of Stowmarket. Access is via the main A14 and the B1113. Stowmarket benefits from an Intercity railway connection to London Liverpool Street, and there are a number of regional and national businesses located in and around the A14 corridor close to the property. Bury St Edmunds is 25 minutes distant with Ipswich being 32 minutes via the A14.

SITUATION

The property is situated in a secluded and private complex set back from the road and entered through a private drive, around 0.5 miles from Bacton village.

DESCRIPTION

The property is of modern construction and comprises a three storey office building with a two storey extension. The original property was built in 1999 and the extension was built at the end of 2016.

The property benefits from: comfort cooling/heating, LED lighting, Cat-5

ACCOMMODATION *(all areas are approximate)*

Building 1	414.6 sq m	4,463 sq ft
Ground Floor Area	195.5 sq m	2,104 sq ft
First Floor Area	158.5 sq m	1,705 sq ft
Second Floor Storage	60.7 sq m	653.4 sq ft
Building 2 Extension	140.2 sq m	1,509 sq ft
Ground Floor Area	73.1 sq m	786 sq ft
First Floor Area	67.1 sq m	722 sq ft

cabling, open plan and meeting room space, high speed broadband, quality fixtures and fittings, new carpets throughout, showers and kitchen facilities, male, female and disabled WCs, car parking for 40 vehicles, and countryside views.

The buildings may be let as a whole or separately, as each has its own independent access.

The buildings will be available at the end of October 2022.

PLANNING

The property currently has consent for office use. All interested parties should contact Mid Suffolk District Council on 0300 123 4000 option 5 & option 3.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

BUSINESS RATES

Rateable Value £35,000. All interested parties should contact Mid Suffolk District Council on 0300 123 4000.



OPEN
PLAN
OFFICE



MEETING
ROOM
SPACE



HIGH
SPEED
BROADBAND



SHOWERS
& KITCHEN
FACILITIES

VIEWINGS: 01473 211933 / penncommercial.co.uk

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BACTON TECHNOLOGY PARK



SERVICES & SERVICE CHARGE

We understand that mains electricity and water are connected to the property. There is a wet heating system in part of the offices fuelled by kerosene heating oil. The property is not connected to mains sewerage or gas. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links. Service charge to be confirmed.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC has been requested and should be available shortly.

TERMS & TENURE

The premises are available to let as a whole on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £75,000 per annum exclusive, or individually, the larger building at £50,000 per annum exclusive, and the smaller extension building at £25,000 per annum exclusive.

VAT

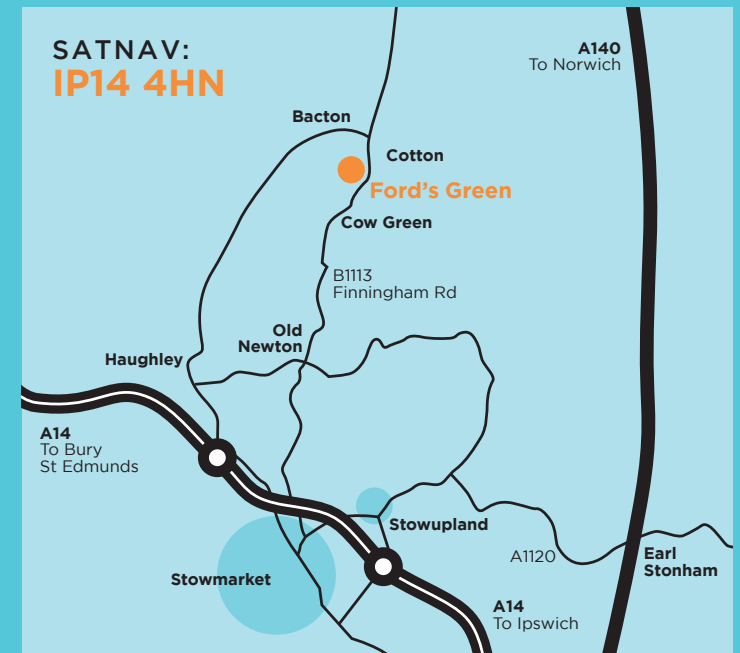
To be advised.

VIEWING

Strictly by a prior appointment with the sole agents:
Penn Commercial, Suite C, Orwell House, The Strand,
Wherstead, Ipswich, IP2 8NJ



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