Ross House, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR

HIGH SPECIFICATION FIRST FLOOR OFFICE SUITE TO BE REFURBISHED

- First floor suite providing approximately 4,598 sq ft (427.18 sq m)
- Flexible open plan floor plate
- Self-contained ground floor entrance with lift access
- Excellent specification including raised floors, comfort cooling and new carpets
- 19 on-site car parking spaces
- Located two miles from the town centre with excellent access to the A14
LOCATION
Ross House is located at Suffolk Park, Bury St Edmunds’ premier out of town business park. Suffolk Park is situated on the eastern outskirts of Bury St Edmunds, approximately two miles from the town centre and adjacent to the A14. Nearby occupiers include Taylor Wimpey, Bloor Homes, Lark Insurance and Knights Lowe Accountants.

Bury St Edmunds is an attractive and prosperous market town which forms the commercial and administrative centre of West Suffolk. The Town lies 30 miles east of Cambridge, 26 west of Ipswich and 70 miles north of London. The town has excellent road connections serving East Anglia and linking to the national motorway network via the A14 & A11. Rail services are provided with direct trains to Cambridge (42 minutes), Ipswich (38 minutes) and services to London Kings Cross (1 hour 38 mins).

DESCRIPTION
Ross House is an attractive and prominent two storey office building providing high quality office space with an excellent internal specification. Externally the property benefits from 19 on-site allocated parking spaces.

The first floor is independent from the ground floor, therefore providing self-contained office accommodation. The space is predominantly open plan and benefits from male, female and disabled WCs and a kitchen area.

The internal specification includes the following:
- Predominantly open plan floor plate
- Raised floors and perimeter trunking
- Suspended Cat 2 lighting
- Comfort cooling and heating system
- Fully carpeted
- Kitchen area

The Landlord intends to undertake further refurbishment works to include: full redecoration and recarpeting throughout, removal of internal partitioning and upgrade of the kitchen areas.

ACCOMMODATION
The property has been measured in accordance with IMPS 3 as contained in the RICS Property Measurement Standards 2015 and provides the following floor area:

Total: 4,598 sq ft (427.18 sq m)

RENT
Rent on application.

LEASE TERMS
The property is available on a new effective full repairing lease for a term to be agreed.

RATING
The property is included within the 2017 Valuation List with a description of ‘Offices and Premises’ and with a Rateable Value of £54,000.

SERVICE CHARGE
A service charge will be levied for maintaining the common parts of the property and landscaped areas. The service charge will be charged quarterly in advance. For further details on the service charge budget please contact the marketing agents for more information.

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Asset Rating of D-93. A full copy of the certificate is available from the agents.

LEGAL COSTS
The Tenant will be asked to provide an undertaking to pay the Landlord’s abortive legal costs should they withdraw from the transaction once solicitors have been instructed. Each party will be responsible for their own costs on completion.

VIEWING & FURTHER INFORMATION
For viewings and further information please contact the sole letting agents Hazells Chartered Surveyors on 01284 702626. Or email the following:

Richard Pyatt MRICS
richard@hazellsonline.co.uk

Jonathan Lloyd MRICS
jonathan@hazellsonline.co.uk

Viewings strictly by appointment only with Hazells.
(Photos indicate current configuration prior to refurbishment)
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