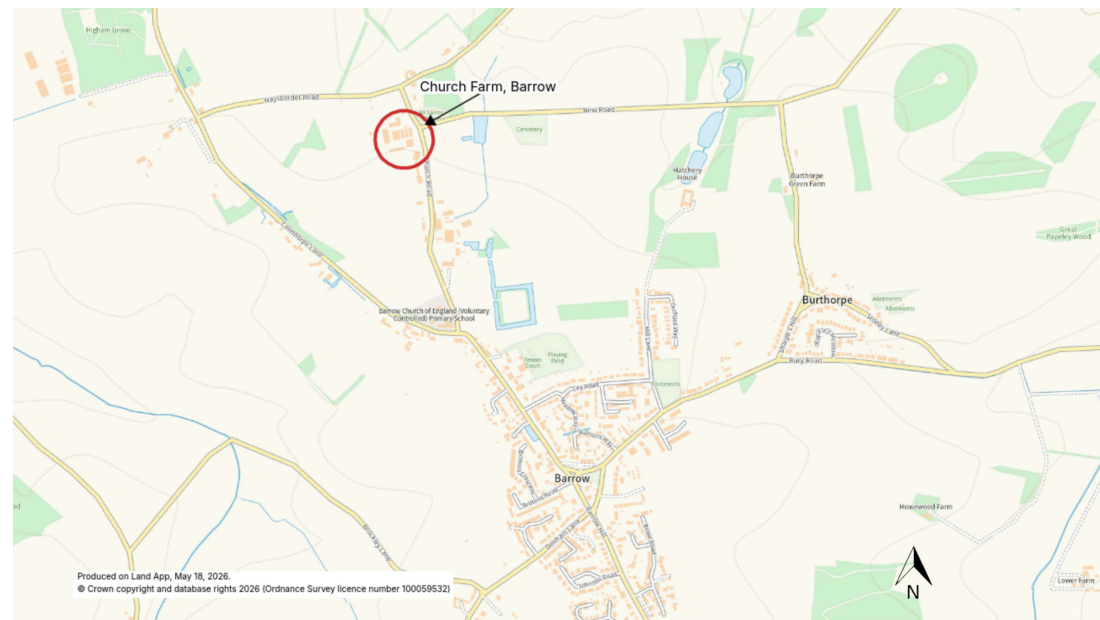




Units 6 & 7

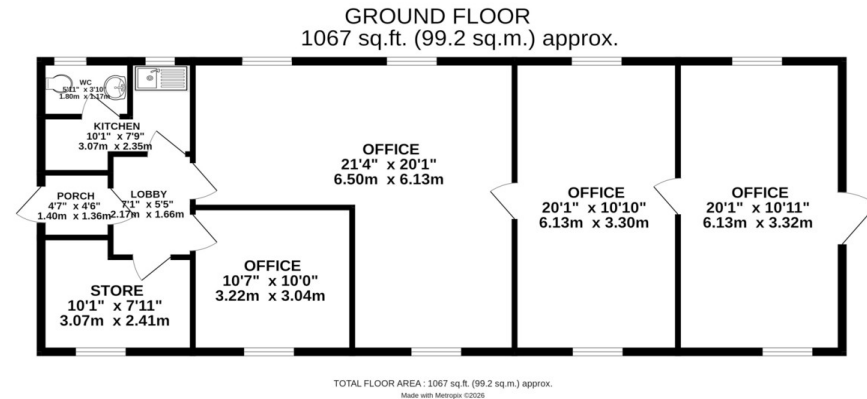
Church Farm, Barrow, Bury St Edmunds, IP29 5AX

**BROWN & CO**

## OFFICE SPACE, UNITS 6 & 7, CHURCH FARM, BARROW, BURY, ST EDMUNDS, SUFFOLK, IP29 5AX

- Modern Office
- Kitchen and WC Facilities
- Parking
- 1,067 sq ft (99.20 sq m) of single storey office space
- Available Immediately

**TO LET: £10,200 per annum**



### LOCATION

Units 6 & 7 are located at Church Farm, just off Church Road in the village of Barrow, approximately 6.5 miles west of Bury St Edmunds, Suffolk. The site is approximately 1.6 miles from Junction 40 of the A14 trunk road.

### DESCRIPTION

Church Farm is situated in an idyllic rural location. There are 11 units in total on site with varying uses. Unit 6 & 7 are available to let as a whole immediately. The single-storey office space is a bright and versatile workspace with its own personal access and parking. The main office space is carpeted throughout, with multiple electric sockets and fitted with double glazed windows. The accommodation includes a kitchen and WC facilities. The floor areas are set out as below:

| Description | sq m  | sq ft  |
|-------------|-------|--------|
| Unit 6      | 58.62 | 630.98 |
| Unit 7      | 40.58 | 436.79 |

### SERVICES

There is single-phase electricity supply and mains water. Water and electricity are recharged back to the Occupier. We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure that these are in working order. The Occupier will be responsible to pay the proportion of the Landlord's insurance costs relating to the unit.

### MOBILE COVERAGE

According to Ofcom, Units 6 & 7 are considered to have good outdoor mobile coverage.

### BROADBAND

Fast broadband is available via a separate agreement with a neighbouring tenant. Please contact the agents for further information.

### BUSINESS RATES

Business Rates will be the responsibility of the Occupier. Tenants are advised to contact the Local Authority in order to confirm the amount payable as the Tenant may be eligible for relief. The previous Occupier was exempt from paying business rates. The most recent rates can be found below:

| Description                                                 | Office and Premises |
|-------------------------------------------------------------|---------------------|
| Unit 6 - Rateable Value 1st April 2017 to 24th January 2023 | £2,050              |
| Unit 7 - Rateable Value 1st April 2017 to 24th January 2023 | £1,500              |

### WORKING HOURS

Hours of operation for Church Farm are between 8am-6pm, Monday to Friday.

### TENURE

The property is available to let by way of an Internal Repairing and Insuring Lease. The term length is to

be agreed.

### RENT & AVAILABILITY

The rent is £10,200 per annum and is available immediately.

### DEPOSIT

Three months' rent

### VAT

It is understood that VAT is not applicable.

### LEGAL COSTS

Each part is to pay their own legal or any other costs included in the transaction.

### USEFUL ADDRESSES

Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

### VIEWING & FURTHER INFORMATION

Strictly by appointment with Brown & Co.

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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