



The Old Railway Coal Yard, Howe Lane, Cockfield, Bury St Edmunds, Suffolk

IP30 0HU

1231269/2025B



BTG
Eddisons

THE OLD RAILWAY COAL YARD

Howe Lane, Cockfield, Bury St Edmunds, Suffolk, IP30 0HU



Agreement

To Let



Detail

Commercial Storage Land



Rent

£60,000 pax



Size

1.47acres



Location

Cockfield, IP30 0HU



Property ID

1231269/2025B

For Viewing & All Other Enquiries Please Contact:



Simon Burton
BSc (Hons)
Director

Simon.Burton@eddisons.com

01284 715005

01284 702655

Property

The property comprises a broadly rectangular level surfaced site previously used as a coal yard and other commercial / storage uses. The site extends to an area of approximately 1.47 acres (0.6 hectares). To the northeast of the site is an open barn. The site would be suitable for open storage or other commercial uses (subject to planning).

Accommodation

From measurements taken using online mapping software, we calculate an approximate area of 1.47 acres (0.6 hectares) including an open sided storage barn.

Energy Performance Certificate

The property is open storage land and does not require an EPC certificate.

Services

No services are currently connected to the site. Interested parties are advised to make their own investigations to the relevant utility service providers as to what connections may be available.

Town & Country Planning

The property was previously used for the storage of coal and various other commercial uses. Interested parties are advised to make their own enquiries of the local planning authority as to the suitability of their intended use of the property.

Rates

The property is not currently assessed for business rates, but will need to be assessed once occupied.

Tenure

The property is available to let on a new lease upon terms by negotiation.

Rent

£60,000 per annum exclusive of VAT and all other outgoings.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

Further enquiries are being made as to whether VAT will be payable on the rent.

Legal Costs

Each party to bear their own legal costs.

Anti-Money Laundering

Prospective tenants 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.

Location

The site is located to the west of the village of Cockfield. Heading from Bury St Edmunds head out along the A134 towards Sudbury. Take a left towards Cross Green along the A1141. Continue on this road and take a left on Howes Lane. The Old Railway Station and yard will then be located on the left hand side after 0.3 miles. The nearest postcode for the property is IP30 0HU





