



# HELIOS HOUSE

AVAILABLE TO LET

**OFFICE / INDUSTRIAL HEADQUARTERS**

Helios House - Saxham Business Park | Bury St Edmunds | Suffolk | IP28 6RX

# HELIOS HOUSE

## OFFICE / INDUSTRIAL HEADQUARTERS

Helios House has the feel and appearance of a headquarters property and could be used for offices, production, laboratories, assembly and storage uses. It sits centrally on a rectangular plot extending to approximately 1.46 acres adjacent to J42 of the A14 which runs from Felixstowe to the M1/M6.

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Headquarters property located adjacent to J42 of A14

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Suitable for Production, Office and Laboratory uses

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GIA of approximately 19,147 sq ft on a site of 1.46 acres

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Parking for approximately 80 cars with additional secure yard

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Available TO LET on terms to be agreed

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Merrifields | 63 Churchgate Street | Bury St Edmunds | IP33 1RH

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# HELIOS HOUSE

## OFFICE / INDUSTRIAL HEADQUARTERS

The detached two-storey premises includes an open plan reception area, production areas, offices and amenity block. The building has a single storey extension and modern warehouse facility with parking for approximately 80 cars, additional loading and enclosed external storage areas and land for expansion.

The specification includes demountable partitioning, part air cooling, suspended ceilings, LED and inset CAT II lighting, oil fired radiator central heating and ancillary facilities. The warehouse has a large access door, concrete floor, insulated walls, skylights, blower heating and a steel mezzanine with an eaves height of around 6.2m.

## ACCOMMODATION

The property has been measured to produce the following approximate Gross Internal Areas:

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Ground Floor 1,091.66 sq m (11,752 sq ft)

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First Floor 644.22 sq m (6,934 sq ft)

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Basement 42.92 sq m (462 sq ft)

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**Total GIA 1,778.80 sq m (19,147 sq ft)**

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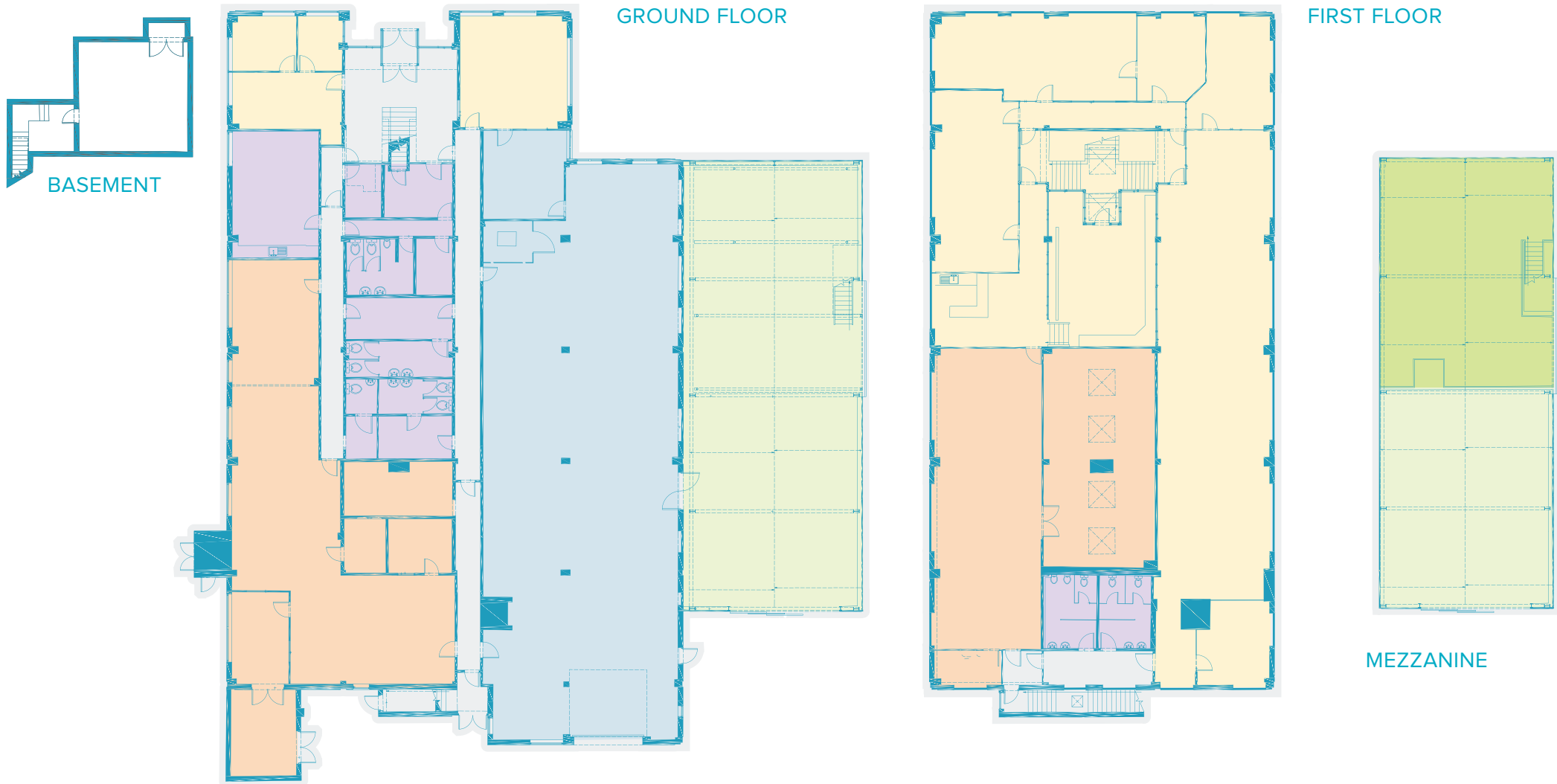
Mezzanine 116.30 sq m (1,252 sq ft)

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**Site Area 1.46 acres (0.5 hectares)**

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## BUILDING PLANS

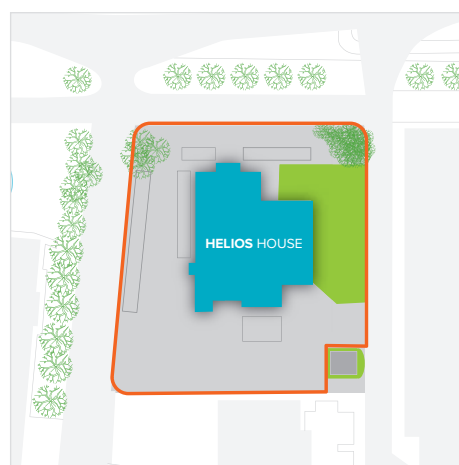
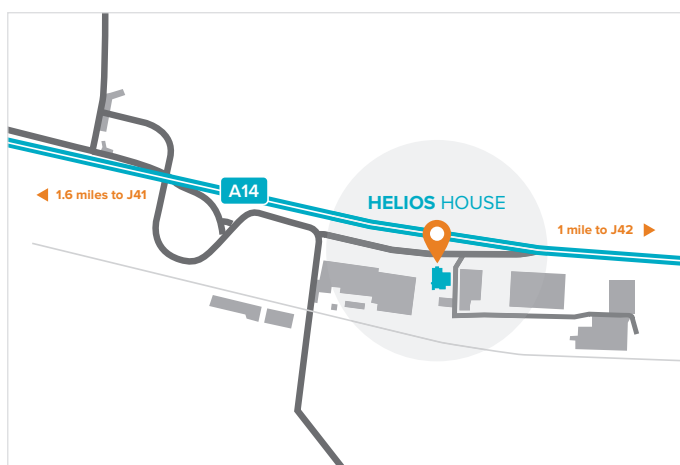
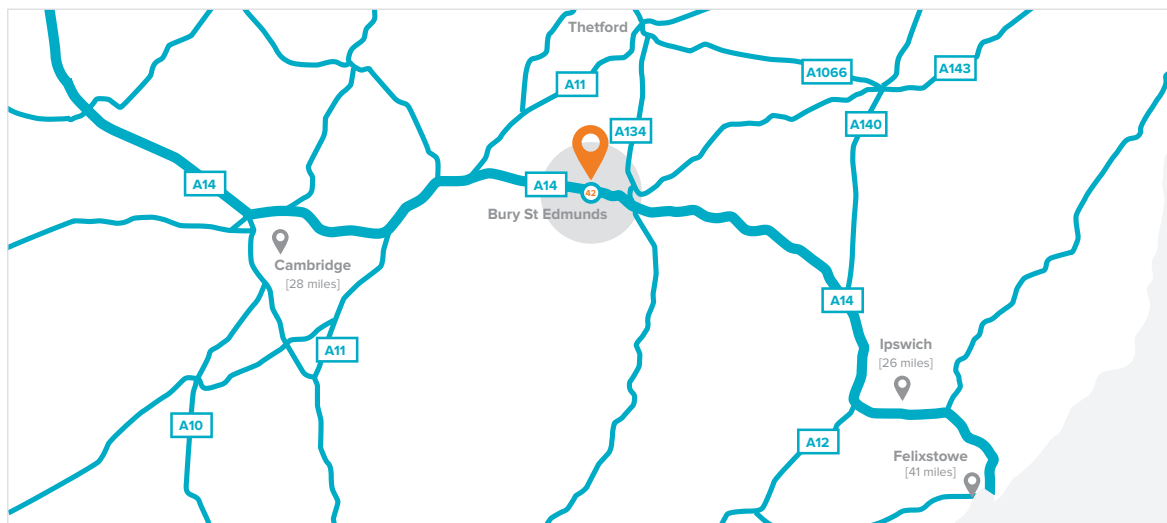
The building combines a number of different areas suitable for different uses and have the following approximate floor areas:

Office/Meeting Rooms	461.55 sq m	(4,968 sq ft)
Production	325.50 sq m	(3,504 sq ft)
Technical/Workshop	240.00 sq m	(2,583 sq ft)
Warehouse	233.94 sq m	(2,518 sq ft)

Staff/Amenity	164.64 sq m	(1,772 sq ft)
Mezzanine	116.30 sq m	(1,252 sq ft)
Basement	42.92 sq m	(462 sq ft)

## LOCATION

The property is situated on Saxham Business Park just outside Bury St Edmunds. The business park is ideally located adjacent to J42 of the A14. The A14 is the main arterial route across East Anglia and provides road links between the Port of Felixstowe and the wider national road network to the West of Cambridge.



## RENT

### Rent on application

## AVAILABILITY

The premises are available to let on a new lease on terms to be agreed.

## VAT

The property has been opted for VAT.

## BUSINESS RATES

The Rateable Value is £89,000 (2017).

## SERVICE CHARGE

None

## COSTS

The incoming tenant will cover any abortive costs incurred by our client.

## USE AND PLANNING

The premises have most recently been used for office, storage, workshop and assembly within a B1 use. The premises may be suitable for B1, B2 and B8 uses subject to planning permission.

## EPC

The EPC rating is D (92).

## VIEWING & FURTHER INFORMATION

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