

# Agricultural Buildings with Industrial / Commercial potential - To Let or For Sale

Sheepcote Farm, Giffords Lane, Wickhambrook, Newmarket, Suffolk, CB8 8Q

## Merrifields



Size: 937 - 14,906 Sq Ft


Varying sizes of buildings available


Suitable for commercial uses STPP

Units from 937 to 14,906 sq ft

Available To Let or For Sale on terms to be agreed

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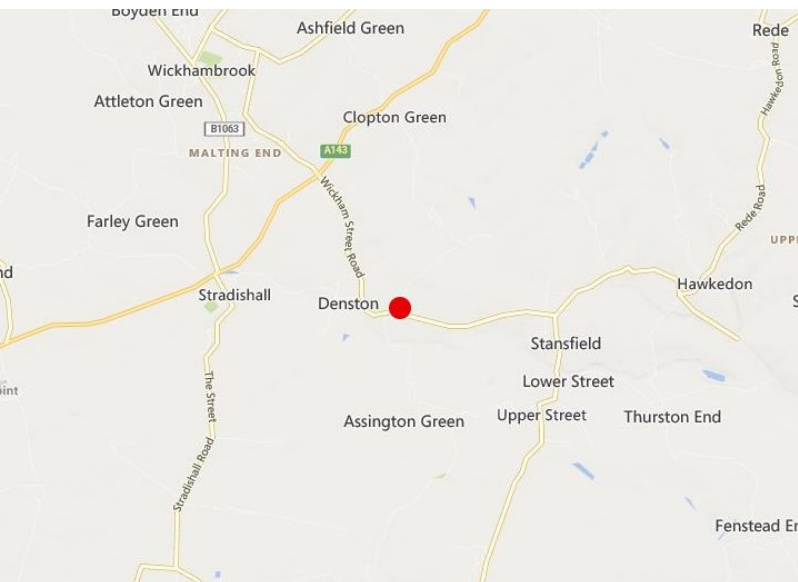
## Description

Sheepcote Farm is located on Giffords Lane just off the A143 in Wickhambrook south of Bury St Edmunds. There are various agricultural buildings of steel and timber framed construction. The buildings are of varying sizes that could be converted to industrial or commercial uses Subject to Planning permission.

## Accommodation

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

Building 1	2,254 Sq Ft	209.4 Sq M
Building 2	1,968 Sq Ft	182.83 Sq M
Building 3	937 Sq Ft	87.05 Sq M
Building 4	2,187 Sq Ft	203.17 Sq M
Building 5	3,323 Sq Ft	308.71 Sq M
Building 6	2,756 Sq Ft	256.03 Sq M
Total	937 - 14,906 Sq Ft	87.05 - 1,384.77 Sq M



## Availability

The properties are available TO LET or FOR SALE on terms to be agreed.

## Rent

Rents from £4.50 psf exclusive plus VAT

## Business Rates

The premises are currently in agricultural use and are not rated. Business rates would need to be assessed following planning permission.

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

## Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

## Use & Planning

The premises are currently within an agricultural uses. The buildings may be suitable for a variety of commercial and industrial uses subject to planning permission. The buildings are curtilage listed.

## EPC

The buildings are unheated and therefore an EPC is not required. Should the buildings be brought into commercial uses an EPC may be required.

## Viewing & Further Information

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