

## Rural Business Unit / Office - To Let

Atcost Barn, Fasbourn Hall, Valley Lane, Buxhall, Stowmarket

# Merrifields



**Size: 1,819 Sq Ft**

Rural barn ready for conversion


Available for conversion subject to terms


Total GIA of approximately 1,819 sq ft

Landlord will fit-out to suit tenants needs

Available immediately on new flexible terms

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Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH

## Description

The Barn is located at the end of Valley Lane in the grounds of Fasbourn Hall near Buxhall and Great Finborough, south of Stowmarket and the A14.

The Barn is concrete portal framed with fibre cement cladding to the roof and walls with a concrete floor. The landlord intends to refurbish the barn to provide a business unit / office accommodation subject to a tenants needs to include; WC, kitchen, office areas.

The property is available immediately for lease subject to agreeing landlords works and lease terms.

## Accommodation

The property has been measured to produce the following Approximate Nones:

Total	168.99 Sq M	1,819 Sq Ft
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## Availability

The property is available immediately for lease subject to agreeing landlords works and lease terms.

## Rent

From £12,750 per annum exclusive. Rent on application subject to landlord works and specification to convert the whole into office accommodation.

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

The Barn is not currently rated. The tenant will be responsible for rates payable should the rates become payable.

## Service Charge

The tenant will responsible for any service charge or maintenance costs for the maintenance of the estate which become payable.

## Costs

Each party will bear their own costs.

## Use & Planning

The premises have most recently been used for agricultural storage premises. Planning permission has been granted for B1 light industrial and office use. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

## EPC

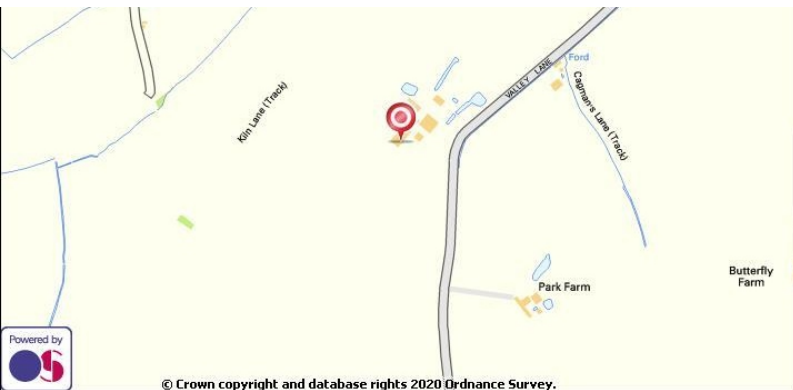
The Barn is unheated and so an EPC is not required. If the barn is converted to offices and EPC would be required.

## Viewing & Further Information

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