CHEFFINS

Units 1-3 The Wheelrights
Lower Green
Higham
Bury St Edmunds
Suffolk
IP28 6NL

From 804 sq ft - 3,308 Sq ft

- Attractive character offices
- Available in a range of suite sizes
- Ample on site car parking
- Excellent road links to the A14 & A11
- Suitable for a range of business

Location

Higham is a small rural village split into three parts: Lower Green, Middle Green and Upper Green. It has developed over the years within the boundaries of Higham Estate which is owned by the Barclay family. The Wheelrights offices are located less than 0.5 miles from the A14 at junction 40, with Bury St Edmunds 7 miles to the east, Newmarket and Cambridge 7 and 21 miles to the west.

Description

The Wheelrights is a office building of flint and brick construction under a pitched, slate tiled roof. The property provides a mixture of modern, open plan and cellular accommodation with kitchen and W.C facilities and ample on site car parking.

The space can be taken as a whole or split into suites depending on an occupiers requirements.

Accommodation

Unit 1:	74.72 sq m / 804 sq ft
Unit 2:	100.90 sq m / 1,086 sq ft
Unit 3:	131.75 sq m / 1,418 sq ft
Total	307.31 Sq m (3,308 Sq ft)

Planning

The property has been used as offices falling under Class B1 (a) of the Town and Country Planning (Use Classes) Order 1987. Alternative uses may be suitable subject to obtaining any necessary planning consents.

Interested parties are advised to make their own enquiries to West Suffolk Council on 01284 763233.

Uniform Business Rates

We understand that the property is entered into the VOA Rating List 2017 with the following rateable values:
Unit 1: £6,000
Unit 2: £8,500
Unit 3: £18,750
Interested parties are advised to make their own enquiries of West Suffolk Council on 01284 763233.

Service Charge

Available upon request.

EPC

The property has the following EPC Ratings:

Unit 1: 100 D
Unit 2: 83 D
Unit 3: 91 D

Terms

The offices are available on a new full repairing and insuring lease to be agreed at the following rents:

Unit 1: £11,660 per annum exclusive
Unit 2: £15,750 per annum exclusive
Unit 3: £20,560 per annum exclusive

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

Mr Steven Harvey
Tel: 01223 213666
Email: steven.harvey@cheffins.co.uk

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.