

FOR SALE
FREEHOLD
£750,000 STC

9,216 sq. ft. GIA
Serviced Business Centre
Total Site Area
0.675 acres

THE
HADLEIGH
VETS

All plans for illustration purposes only

HADLEIGH BUSINESS CENTRE
CROCKATT ROAD, LADY LANE INDUSTRIAL ESTATE
HADLEIGH, SUFFOLK IP7 6RH

NP NICHOLAS
PERCIVAL
COMMERCIAL

IN SUMMARY

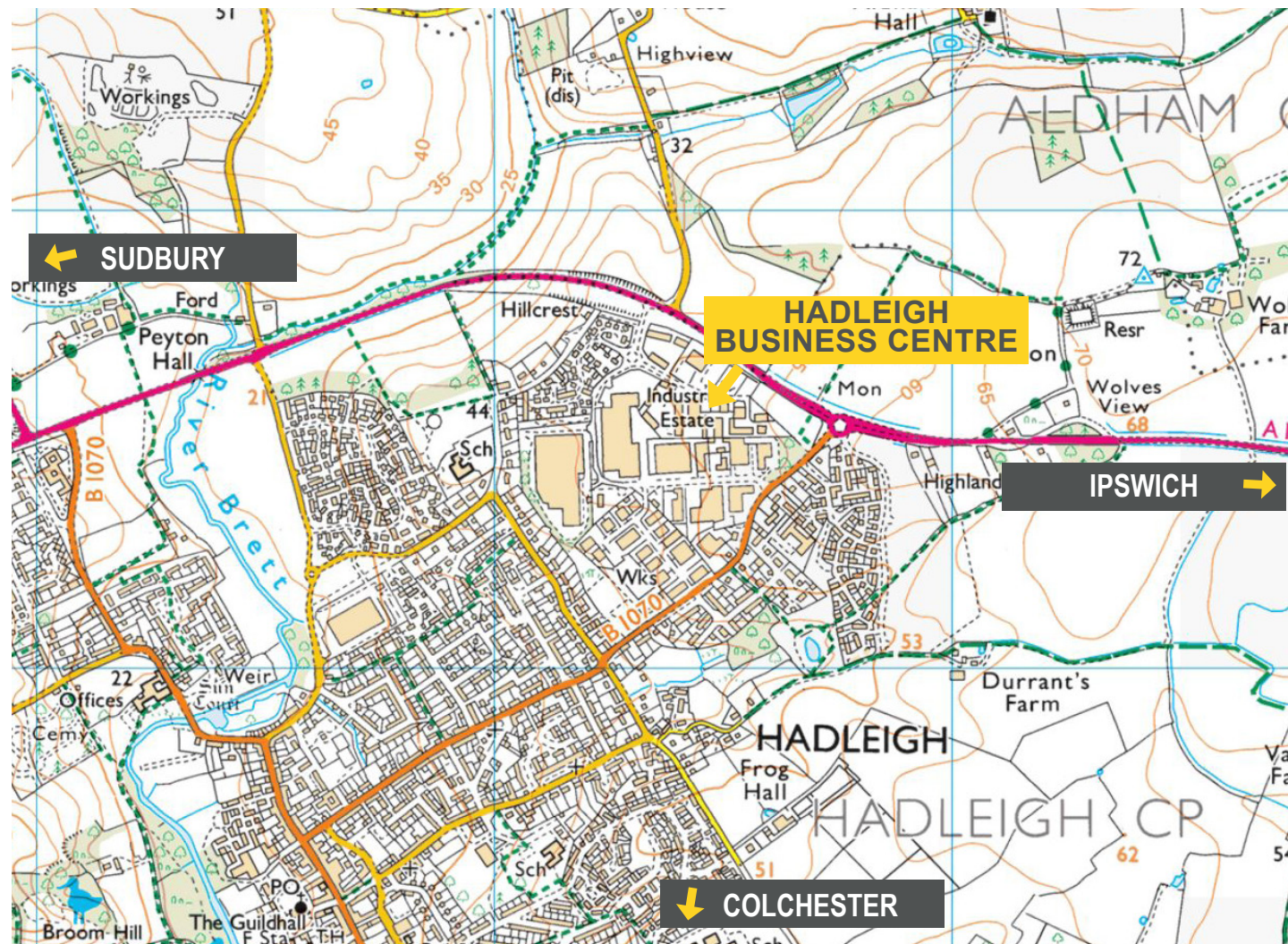
- » A Business Centre or use for own occupation
- » 53 Car parking spaces
- » 25 offices let by way of easy in / easy out terms
- » Approx . 64% occupied (as of December 2024)
- » Feed-In Tariffs producing approx. £15,000 per annum

LOCATION

Hadleigh is an attractive town located mid-way between Ipswich 9.5 miles to the east and Sudbury 11.5 miles to the west, with a population of circa 8,600.

SITUATION

Hadleigh Business Centre is located conveniently in Crockatt Road on the Lady Lane Industrial Estate, approximately a quarter of a mile from the Hadleigh Bypass (A1071) Ipswich Road. Hadleigh Vets, a brand new veterinary practice which has recently opened, adjoins the premises. Other occupiers on the Lady Lane Industrial Estate include Huws Gray, Celotex, Kersey Freight, Cut Price Tiles and Jim Lawrence Lighting & Home.



DESCRIPTION

The building is semi-detached, single storey purpose built office premises constructed in 2002 of steel portal frame with brick block walling with pitched composite clad roof. The total gross internal floor area comprises 9,216 sq. ft. is arranged as serviced offices ranging in size from 87 sq ft to 250 sq ft. , with an additional conference room and reception area.

Internally, the business centre benefits from LED lighting, carpeting, central heating via ground source heat pumps, CCTV and air conditioning.

Externally, the property benefits from 53 car parking spaces.

The total site area is 0.675 of an acre.

SOLAR PANELS / GROUND SOURCE HEATING

The property benefits from a 50kw array of solar panels on the roof and a ground source heat pump currently producing a combined income of approximately £15,000 per annum.

SERVICES

Three phase electricity, mains water and sewerage are connected to the property.

TENANCIES

The offices are let individually by way of Tenancies at Will on easy-in/easy-out terms. An accommodation schedule of the business centre is available upon request.

As of December 2024, the current rental income (gross) is £60,515.40.

For the year end April 2024, the total rental income (gross) for the Hadleigh Business Centre was £96,753. A full copy of the 2024 accounts are available upon request.



TOWN PLANNING

The property has the benefit of planning permission for a Business Centre (B1 Use) and may benefit from E Class Use. The Local Authority is Babergh District Council.

RATEABLE VALUE | BUSINESS RATES

The offices within the business centre are individually assessed for the purposes of rating.

VAT

The property is elected for VAT at a prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of A – 4, both the Certificate and Recommendation Report are available upon request.

LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Nicholas Percival to formally verify purchasers identity, residence and source of funds prior to instructing solicitors.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors, for the attention of Billy Coe MRICS.

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.