



2 The Old Grain Store

Moseley Farm Business Centre, Fornham All Saints, Bury St Edmunds, Suffolk, IP28 6JX

First Floor Office To Let £24,000+VAT per annum

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

2 The Old Grain Store

Moseley Farm Business Centre | Bury St Edmunds | IP28 6JX

A14 (J42) 2.3 Miles | Bury St Edmunds 2.8 Miles | Cambridge 28.5 Miles

First floor modern offices on the Moseley Farm Business Centre, Fornham All Saints. Net Internal Area approx. 234.72 sqm (2,527 sqft). Access to A14 trunk road approx. 2.3 miles to the south-west.

LOCATION

The unit is located on the Moseley Farm Business Centre in Fornham All Saints. Nearby occupier on Moseley Farm Business Centre include: Ensors Accountants, Gascoynes Accountants and Wilson Wraight. The site is well served with The Coffee House café. Bury St Edmunds Town Centre is located 2.8 miles to the east-south. There is also good access to the A14 trunk road at junction 42 approx. 2.3 miles to the south-west.

2 THE OLD GRAIN STORE

The unit comprises of a shared entrance with stairs and lift leading to a first-floor reception area, open plan office space, kitchenette, two WC's one of which is disabled and store cupboard. The office benefits from a suspended ceiling with panel lighting, air conditioning/heating units, roof lights, perimeter trunking, recessed floor sockets and carpet floor. There is an internal lift to access the first floor. On site car parking is available.

NIA Floor Area: 234.72 sqm (2,527 sqft)

RENT AND AVAILABILITY

2 The Old Grain Store £24,000+VAT pa – Available

LEASE TERMS

The property is available on a new internal repairing lease.

DEPOSIT

Three months' rent.



VAT

All charges are subject to VAT.

SERVICE CHARGE

The Tenant will be responsible to pay the estate service charge. The service charge covers the maintenance of the internal lift, external repairs of the building and the estate common areas.

SERVICES

Mains water, drainage and electricity.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'B' (35)

BUSINESS RATES

Rateable Value: £32,000 RV 2023

Payable Rates: £15,968 per annum

The rates payable are based on the current UBR of £0.499. All interested parties should make their own enquiries with West Suffolk District Council regarding their rates liability.

PLANNING

We assume that the property has planning consent for Class E (office) use by virtue of its current use.

LOCAL AUTHORITY

West Suffolk Council.

West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Tel: 01284 763 233

BOADBAND SPEED

Download speed up to 80 mbps (Ofcom, 2025)

Upload speed up to 20 mbps (Ofcom, 2025)

MOBILE COVERAGE

Indoor – Limited – Three, O2 & Vodafone (Ofcom, 2025)

Outdoor – Likely – EE, Three, O2 & Vodafone (Ofcom, 2025)

COSTS

Each party to pay their own legal or any other costs included in the transaction.

DIRECTIONS

Exiting the A14 at junction 42 from the Cambridge direction at the roundabout take the first exit onto B1106/Tut Hill towards Fornham. Continue on the B1106/Tut Hill road proceeding straight over two roundabouts for approx. 1.4 miles. At the roundabout take the first exit onto A1101 and continue on the road for 0.3 miles. At the double roundabout continue straight over onto the A1101 towards Mildenhall. After 0.2 miles turn right into Moseley Farm Business Centre and the unit is located above Vale Interiors & The Coffee House.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial

Contact: Harry Storey

Tel: 01449 833687

Email: hstorey@lsk.co.uk



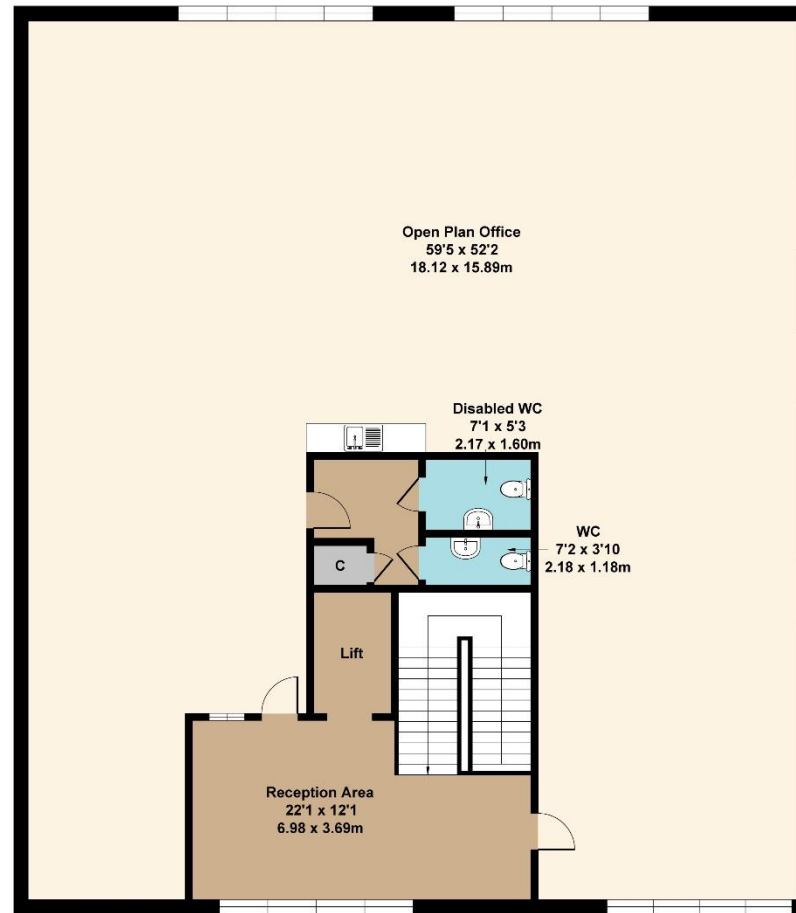
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

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FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN