

Birchall Steel Consultant Surveyors

**IMPORTANT INVESTMENT/DEVELOPMENT
OPPORTUNITY
IN A HIGHLY PROMINENT POSITION
CLOSE TO THE A14 AND TOWN CENTRE**



**CURRENTLY LET TO TAYLOR WIMPEY
AND
PRODUCING £92,100 PER ANNUM EXCLUSIVE**

**TARTAN HOUSE
ETNA ROAD
BURY ST. EDMUNDS IP33 1JS
FREEHOLD FOR SALE**

Location

The building occupies a prominent position adjacent to the junction of Etna Road and Compiegne Way, a quarter mile from the junction of the A14 with the A143. The site adjoins the River Lark and Cambridge railway line, beyond which is the large Tesco supermarket. Bury St. Edmunds town centre is less than a mile away and the railway station a ten minute walk.

Bury St. Edmunds is a thriving market town with a population of around 35,000 but which serves a wide catchment area. The town has seen considerable development in recent years including the new Arc shopping centre together with the extensive residential and commercial scheme.

Description

The property comprises a substantial two storey prefabricated building, constructed in the early 1980's of steel frame with insulated metal cladding panels incorporating modular windows. Originally designed to be occupied by up to five separate units, it is now occupied as a single unit as the Regional Headquarters for Taylor Wimpey. The site provides on site parking for some seventy cars and there is a further area of undeveloped land on the northern side of the river Lark.

In total, the site extends to some 1.2 acres.

Accommodation

The building provides a mixture of open and cellular office accommodation which briefly provides the following:

Net ground floor office space	6,366 sq.ft.
Net first floor office space	6,795 sq.ft.
Total net usable area	13,161 sq.ft.

Outside

In front of the building is a large concrete surfaced car park with space for approximately seventy cars.

The Lease

The property is let to Taylor Wimpey UK Limited on a full repairing and insuring lease, for a term of 5 years from the 1st October 2010 subject to a tenant only option to determine at the end of the third year.

The rent reserved is £92,100 per annum and is fixed for the duration of the term.

A copy of the lease is available on request.

Taylor Wimpey UK Limited

Are a wholly owned subsidiary of Taylor Wimpey PLC. For the year ended 31st December 2010, the UK Housing Division of Taylor Wimpey turned over £1,736.6 million and made an operating profit of £123.0 million.

Further details: www.taylorwimpeyplc.com

Terms

Offers are invited for the freehold.

Viewing

Strictly by prior appointment with the sole agents: -

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