



FORTRESS HOUSE & MARAUDER HOUSE



TO LET (MAY SELL)

**SKYLINER WAY,
BURY ST EDMUNDS
IP32 7YA**

**Two link attached High Specification
Business Park Offices on self contained site**

From 4,548 sq ft (422.52 sq m) to 9,529 sq ft (885.21 sq m)



Summary



Two link detached offices from **4,548 to 9,529 sq ft**



Available as a whole or as two separate buildings



High specification offices



On site parking for 39 cars



Well established employment estate location



Excellent access to the A14



Available on a new lease terms to be agreed



Alternatively a freehold sale may be considered



Overview



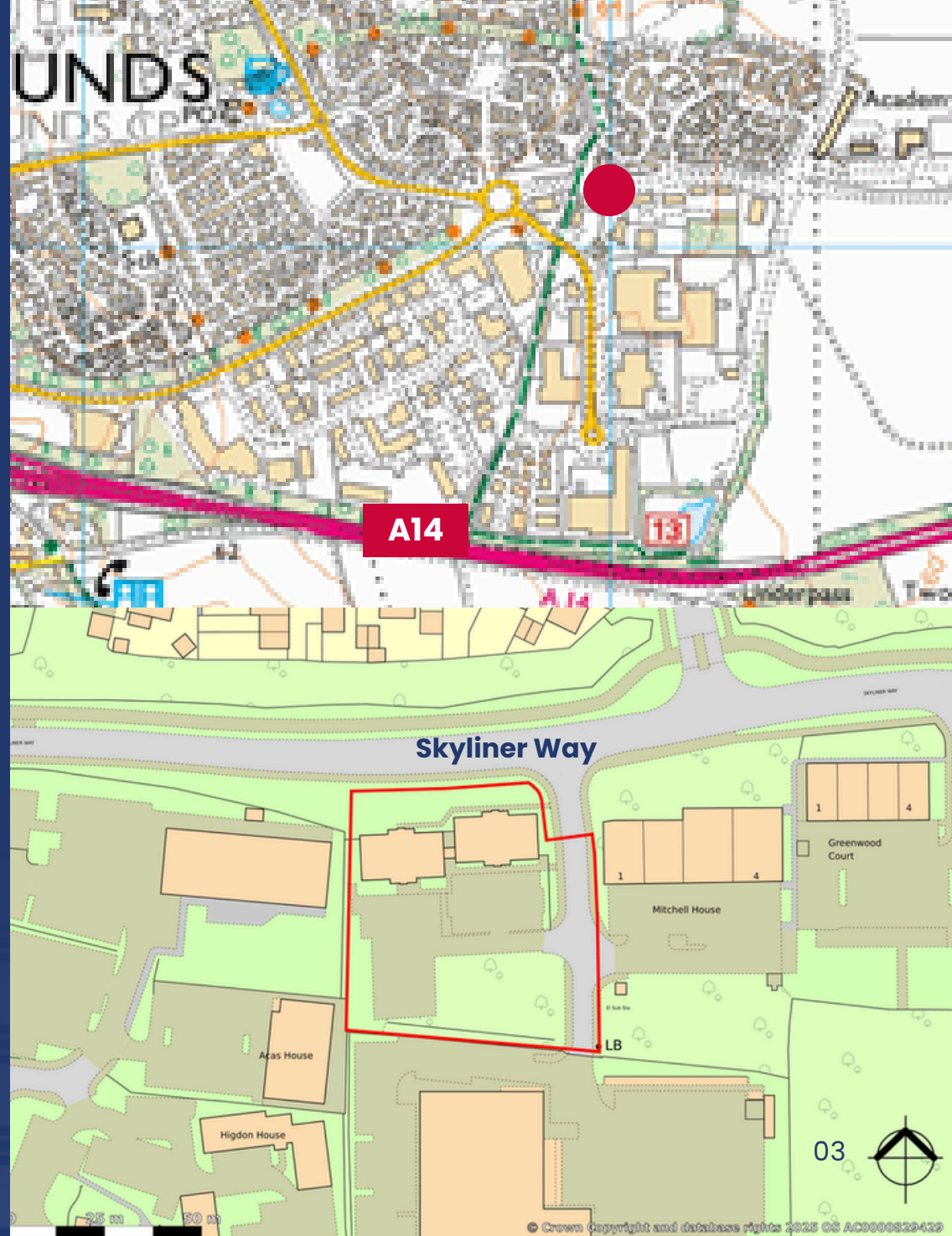


Location

Fortress House & Marauder House are prominently situated on Skyliner Way, one of the main estate roads serving the prestigious Suffolk Business Park development. Suffolk Business Park is Bury St Edmunds pre eminent business location, conveniently situated two miles east of Bury St Edmunds town centre and immediately adjacent to the A14.

Bury St Edmunds is attractive and vibrant market town forming the cultural and administrative centre of West Suffolk and is strategically located on the A14 corridor.

Major office occupiers on Suffolk Business Park include Whiting Partners Accountants, Bloor Homes, Newmedica, Taylor Wimpey, Knights Lowe and Suffolk Housing Association. Other commercial occupiers include Audi, John Banks Honda, Skechers, Treatt, Greene King and The Royal Mail.



Description

Fortress House & Marauder House comprise two prominent high specification business park office buildings which are link attached but capable of being let separately.

Fortress House provides two storey predominantly open plan accommodation with a central core area with lift, WCs, stairs and kitchen.

Marauder House provides accommodation over ground, first and second accessed from a central core with stairs, WCs and kitchen facilities. The accommodation provides a mix of cellular and open plan areas. The two buildings are linked at both ground & first floor levels.

The buildings are set on a self-contained site with a secure gated car park with parking for 39 cars.

Accommodation

| Building | | Floor | SQ FT | SQ M |
|----------------|--|--------------|--------------|---------------|
| Marauder House | | Ground | 2,274 | 211.26 |
| | | First | 2,274 | 211.26 |
| | | Second | 432 | 40.18 |
| | | TOTAL | 4,981 | 462.69 |
| Fortress House | | Ground | 2,274 | 211.26 |
| | | First | 2,274 | 211.26 |
| | | TOTAL | 4,548 | 422.52 |
| Total | | | 9,529 | 885.21 |



Specification

The following high specification is provided:

- Mix of open plan and cellular floor plates
- Comfort cooling & heating throughout
- Fully accessible raised floors
- Suspended ceiling with recessed lighting
- Lift access to ground & first floor (Fortress House)
- Well presented kitchen facilities
- Redecoration and new carpets (tbc)



Viewing & information

Contact the
sole agents Hazells
on **01284 702626**



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Summary

Tenure & Terms

Leasehold on a new FR&I lease,
term to be agreed.

Alternatively, consideration will
be given to a freehold sale with
vacant possession.

Rent & Price

£16.50 per sq ft exclusive.

Freehold price on application.

VAT

VAT is payable on the rent/price
at the prevailing rate

EPC

TBC. Full copy EPC available
from the agents.

Business Rates

Fortress House Rateable Value
£63,500.

Maruauder House Rateable Value
£67,000

Anti Money Laundering

The proposed tenant / buyer will
be required to provide proof of
identity and address to the
agents prior to instructing
solicitors. Proof of funding will also
be required.

Legal Costs

Each party to bear their own
costs however the purchaser will
be required to make an
undertaking for abortive costs.

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