

# Stanton

## Units 1 & 2

### Shepherds Grove Industrial Estate

#### Suffolk

#### IP31 2AR

- **Freehold Vacant Industrial Property**
- Warehouse and offices totalling 1,541.30 sq m (16,590 sq ft)
- Includes undeveloped piece of land of 0.9 acres
- Easily accessible via the A413

## Vacant

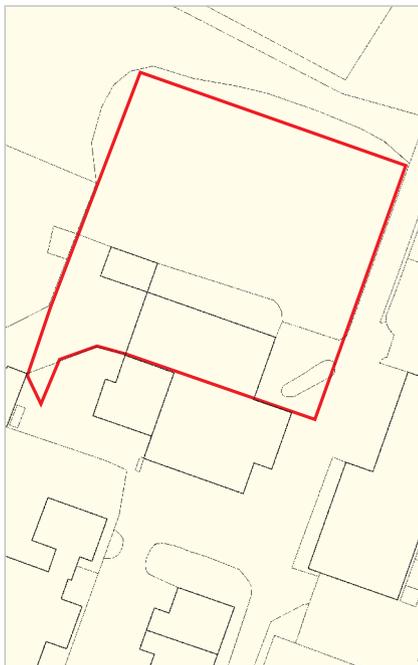
On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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## SIX WEEK COMPLETION AVAILABLE



Photo taken 24/2/11



NB. The plan is for identification only. © Crown Copyright, ES 100004106



**Tenure**  
Freehold.

**Location**  
Stanton is located 10 miles south-east of Thetford and 11 miles north-east of Bury St Edmunds and approximately 25 miles north-west of Ipswich. Stanton is situated on the A143 which provides good access to Bury St Edmunds and Ipswich via the A14. The A14 west also feeds into Junction 14 of the M11 approximately 40 miles from Stanton.

The property is situated on the Shepherds Grove Industrial Estate just to the east of Stanton. It is easily accessed via the A143. Occupiers close by include Animax, Shelbourne Reynolds and a variety of local traders.

**Description**  
This modern property is arranged on ground and first floor constructed in three bays to provide a warehouse with two storey offices at the front, with a laboratory area, staff facilities and WCs. There is car parking to the front of the unit and a yard to the rear. To the side of the unit is an undeveloped area of land which is approximately 0.9 acres.

The property provides the following accommodation and dimensions:

<b>Production &amp; Storage</b>	<b>1,156.7 sq m</b>	<b>(12,450 sq ft)</b>
<b>Ground Floor Offices and Canteen &amp; Washroom</b>	<b>216.8 sq m</b>	<b>(2,334 sq ft)</b>
<b>First Floor Offices</b>	<b>167.8 sq m</b>	<b>(1,806 sq ft)</b>
<b>Total</b>	<b>1,541.30 sq m</b>	<b>(16,590 sq ft)</b>

**Tenancy**  
The property is VACANT.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Viewings**  
Viewings are by appointment only, via the Joint Auctioneer.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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