

## COMMERCIAL FREEHOLD FOR SALE

THE HATCHERY · OCCOLD · IP23 7PX

19,250 SQ FT (1,788.4 SQ M)



### LOCATION

Occold is a village approximately 5 miles south of Diss, some 2 miles to the east of the A140. Diss lies in the heart of East Anglia between Norwich, Ipswich, Bury St Edmunds and the coast. It has been identified as one of the centres for employment growth in East Anglia because of its location, benefiting from being on the main London to Norwich Railway line.

Diss Town has a population approaching 7,000 but serves a recognised rural catchment area of approximately 50,000 people.

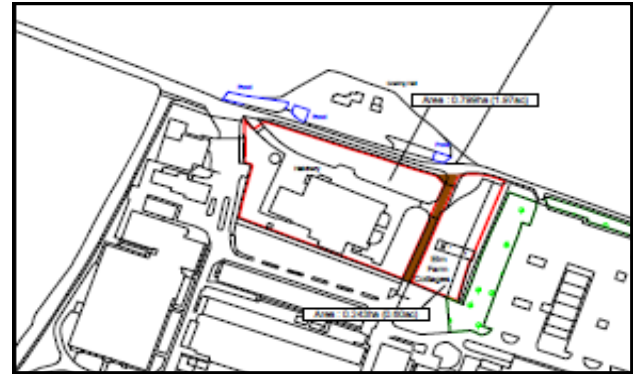
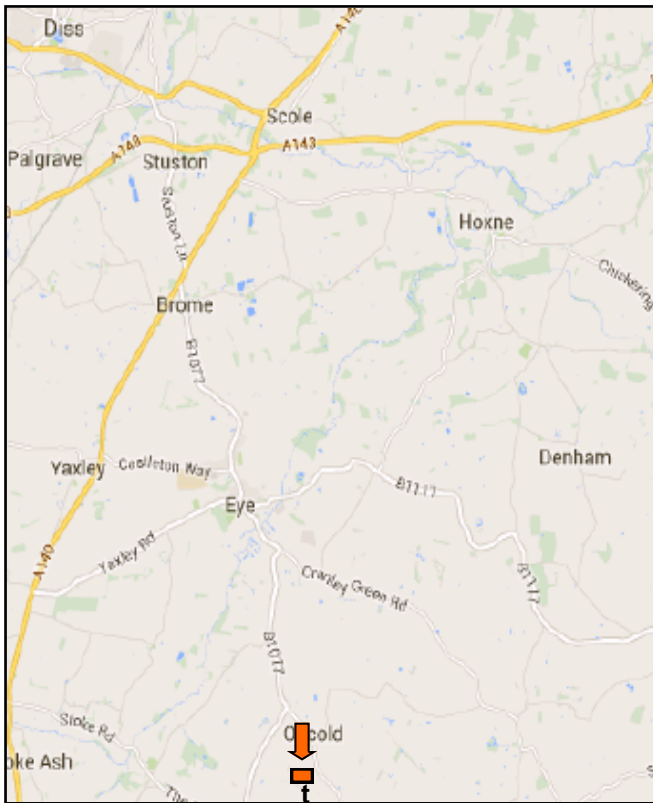
The subject property is situated on the west side of Occold village in Elm Road, immediately adjoining the Huntingdon Life Sciences complex, and benefits from a through driveway with two separate accesses to the road.

### ACCOMMODATION

The accommodation comprises a single storey building constructed with a concrete floor, brick and weather clad elevations under a range of different roofing materials. Office accommodation, staff room and wc's are provided at the front of the building, and the property benefits from two loading bays at the front and one at the side.

The building has an eaves height of 14'6" (4.42m) and a maximum height of 18'0" (5.5m).

The site area is just under 2 acres, providing ample on site car parking.



### AMENITIES

- 3 Loading Doors
- Fresh Air Heating System
- Stand-by Generator
- In/Out Through Driveway

### FLOOR AREA

The property has a gross internal floor area of 19,250 sq ft (1,788.4 sq m) on a site of just under 2 acres.

### TERMS

Offers are invited for the freehold interest based on £275,000 subject to contract.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### PLANNING

The building currently has an agricultural use. From enquiries of Mid Suffolk Planning Department we understand that a consent for change to B1 or B8 would be favourably considered subject to certain requirements.

### VIEWING

By appointment through the joint sole agents:

**COBBS YARD  
PROPERTY**  

---

**01379 783 468**  
**WWW.COBBSYARD.COM**

**BIDWELLS**  
**01908 202190**  
**bidwells.co.uk**