

Modern Business Unit - TO LET

12 Brunel Business Court, Bury St Edmunds, Suffolk, IP32 7AJ

Merrifields



Size: 1,518 Sq Ft

Located on Eastern Way Employment Area


Approximate GIA of 1,518 sq ft


4 parking spaces and loading area

Suitable for B8 and E (g) use classes STPP

Available TO LET on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

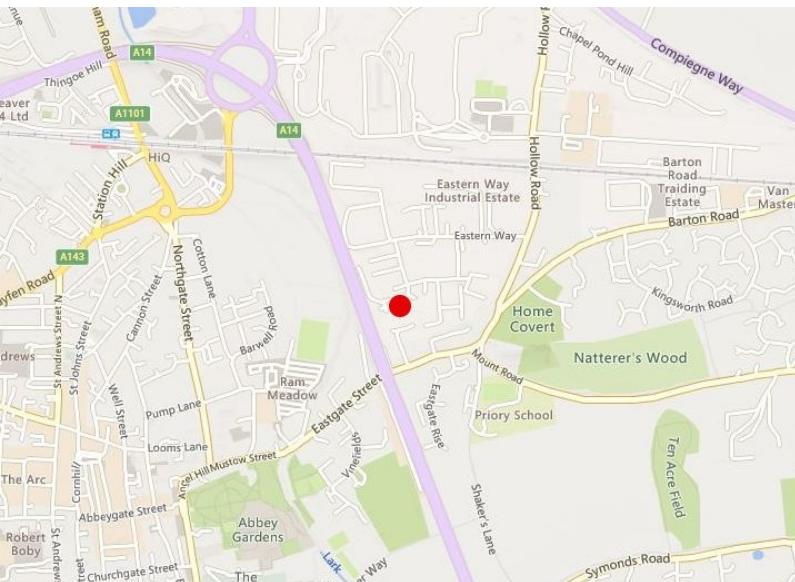
The property is located on Brunel Business Court, a modern Business Park located on the Eastern Way employment area to the north of Bury St Edmunds town centre.

The unit is of steel portal frame construction with internal block work and external brick work and cladding elevations under a pitched insulated roof. The accommodation includes a warehouse/workshop and ancillary block with office, kitchen and W.C. facilities. The unit further benefits from an electric up and over access door, translucent roof lights, air cooling and heating to the office and concrete floor.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	1,518 Sq Ft	141.02 Sq M
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Availability

The property is available TO LET immediately on terms to be agreed.

Rent

£15,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £13,500 (2023).
Small business rate relief may be available.

Service Charge

The Tenant will be responsible for a fair and reasonable proportion of any service charge.

Costs

Each party will bear their own legal costs but the ingoing Tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises has consent for E (g) Light Industrial use under application number SE/05/01917. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is D (87).

Viewing & Further Information

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