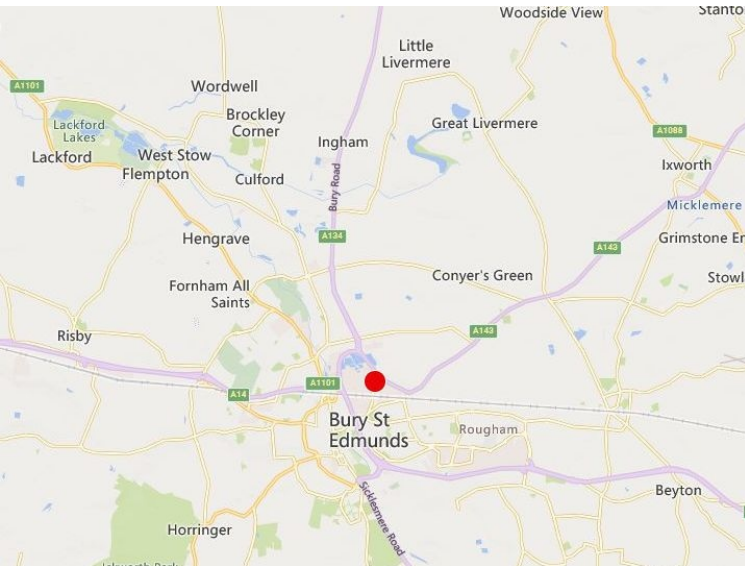


# Modern Business Unit - TO LET

Unit 3 Mercers Road, Bury St. Edmunds, IP32 7HX

# Merrifields



Size: 1,814 Sq Ft

Located on a well established industrial estate

Warehouse and office accommodation

Concrete loading and parking areas

Suitable for light industrial and storage uses (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 prominently on Mercers Road overlooking Hollow Road close to the A134 which has good access to J43 of the A14.

The unit is of steel frame construction with brick elevations under a profiled steel roof. Internally the accommodation includes warehouse and office space and externally there is a concrete loading and parking area.

## Accommodation

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

Total	1,814 Sq Ft	168.52 Sq M
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## Availability

The property is available TO LET from July 2024 on terms to be agreed.

## Rent

£16,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £14,250 (2023).  
Small business rates relief may be available.

## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the 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 are suitable for a variety of light industrial and storage uses within class E (g) and B8 of the use classes order. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is D (90)

## Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

REF: A0695 / 21.03.24

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