

## Industrial/Business Units - TO LET

Units 4-8 Shepherds Grove Industrial Estate, Stanton, Bury St. Edmunds, Suffolk, IP31 2AR

# Merrifields



Size: 2,494 - 12,637 Sq Ft

Located on Shepherds Grove Industrial Estate


Office and warehouse accommodation


Forecourt parking and loading areas

Suitable for E (g), B2 & B8 uses (STPP)

Available TO LET as a whole or in part on terms to be agreed

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

## Description

The properties are located on Shepherds Grove Industrial Estate which is located 1.7 miles from the A143 Bury to Diss road. The single storey business units are of steel frame construction and full height blockwork walls with profiled insulated metal sheet roofs and concrete floors.

The properties are laid out to provide office/ancillary accommodation to the front and warehouse/workshop space to the rear. The units benefit from w.c facilities, 3 phase electricity, strip lighting, translucent roof lights and sliding concertina loading doors.

## Accommodation

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

Unit 4	236.62 Sq M	2,547 Sq Ft
Unit 5	231.69 Sq M	2,494 Sq Ft
Unit 6	234.85 Sq M	2,528 Sq Ft
Unit 7	233.74 Sq M	2,516 Sq Ft
Unit 8	237.08 Sq M	2,552 Sq Ft
Total	231.69 - 1,173.98 Sq M	2,494 - 12,637 Sq Ft



## Availability

The properties are available TO LET in part or as a whole from July 2024 on terms to be agreed.

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## Rent

From £5 per sq ft initially and by negotiation thereafter.

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## VAT

The properties are opted for VAT.

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## Business Rates

The rateable value is £36,000 (2023).  
The business rates will be reassessed on sub division.

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## Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

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## Costs

Each party will bear their own legal costs but the ingoing tenant will contribute £750 plus VAT towards the Landlord's legal costs.

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## Use & Planning

The premises have most recently been used for Manufacturing, Storage and distribution within a B2 and B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

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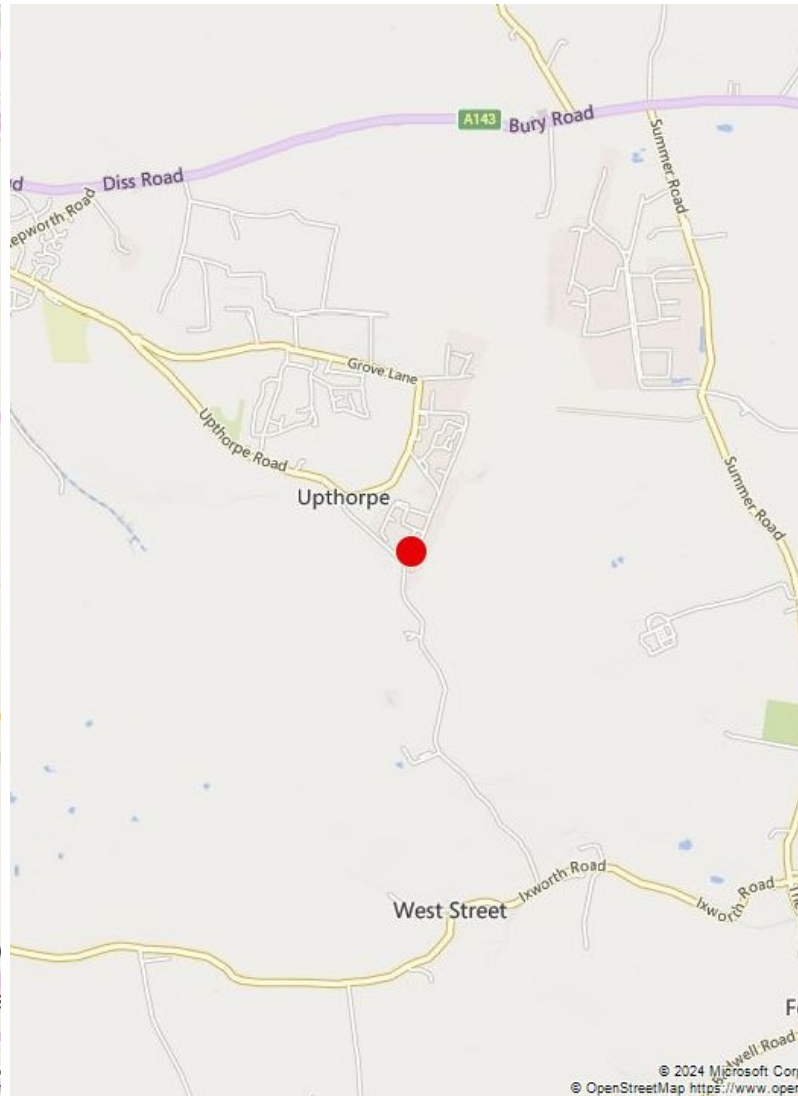
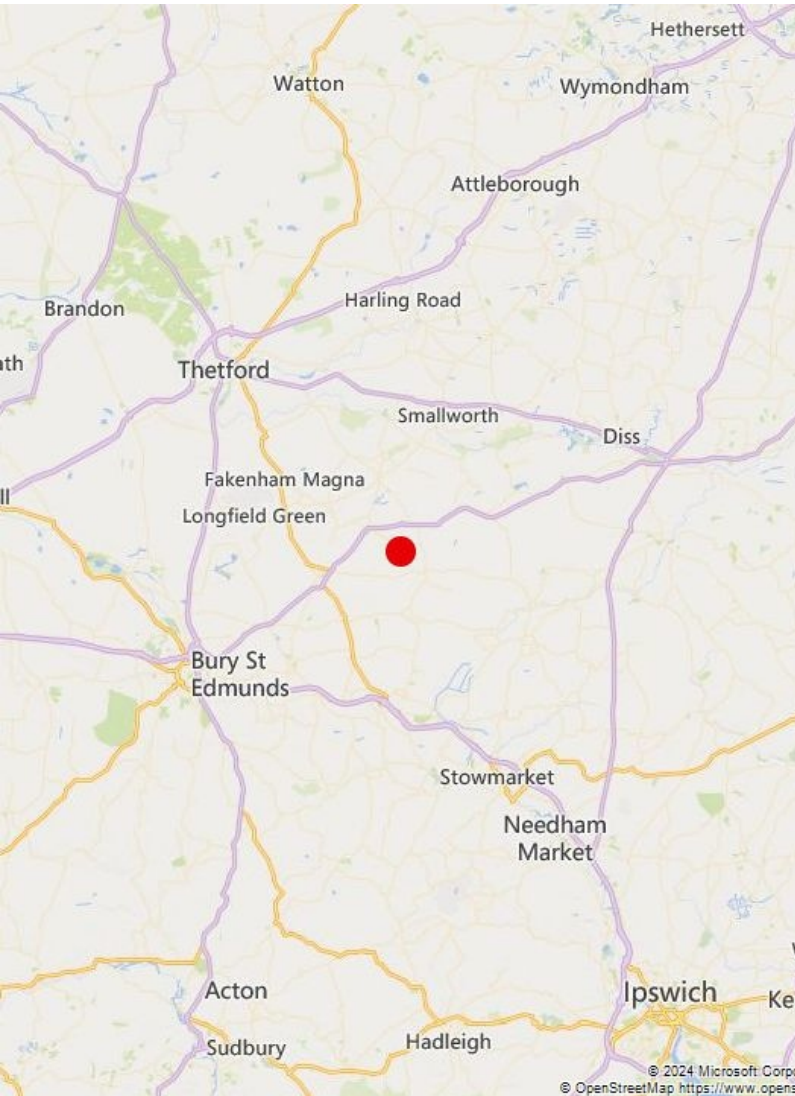
## EPC

The EPC rating is to be confirmed.



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### Viewing & Further Information

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REF: A0706 / 25.04.24

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