

Light Industrial / R&D Facility - To Let

Heath Barn Farm, Risby, Bury St. Edmunds, Suffolk

Merrifields



Size: 11,218 Sq Ft

Located in Risby close to A14

Located within 1 mile of the A14 at Junction 41

Large open plan production or Storage Areas

Modern Office / Amenity Block

Available To Let on terms to be agreed



01284 700 700



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

Description

The former grainstore is located on Heath Barn Farm on Newmarket Road in Risby, within 1 mile of the A14 at junction 41. The building is a detached steel portal framed agricultural unit with steel clad elevations and roof.

The unit has a large concrete yard and manoeuvring area, roller shutter door access and an eaves height of 7 metres. Internally the property has a modern amenity block which includes; Office, meeting room, Kitchen and WC's.

Accommodation

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

Total	1,042.15 Sq M	11,218 Sq Ft
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The internal office / amenity block measures approximately 183.02 sq m (1,970 sq ft).

There is a Workshop which could be made available subject to terms of 338.38 sq m (3,642 sq ft)



Availability

The property is available TO LET on terms to be agreed

Rent

£65,000 per annum exclusive

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is tbc

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 have permission for Light Industrial and R&D uses within E (g) of the use classes order. Tenants should contact the Local planning authority regarding their proposed use.

EPC

EPC to be confirmed.



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Viewing & Further Information

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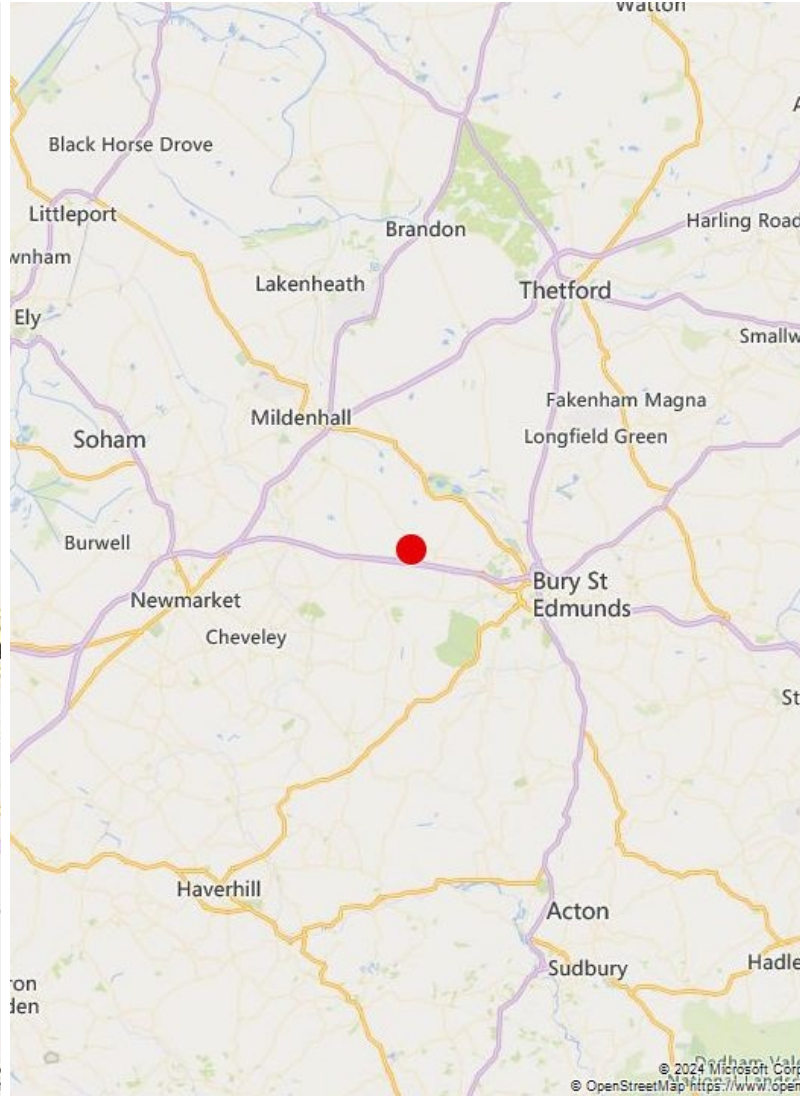
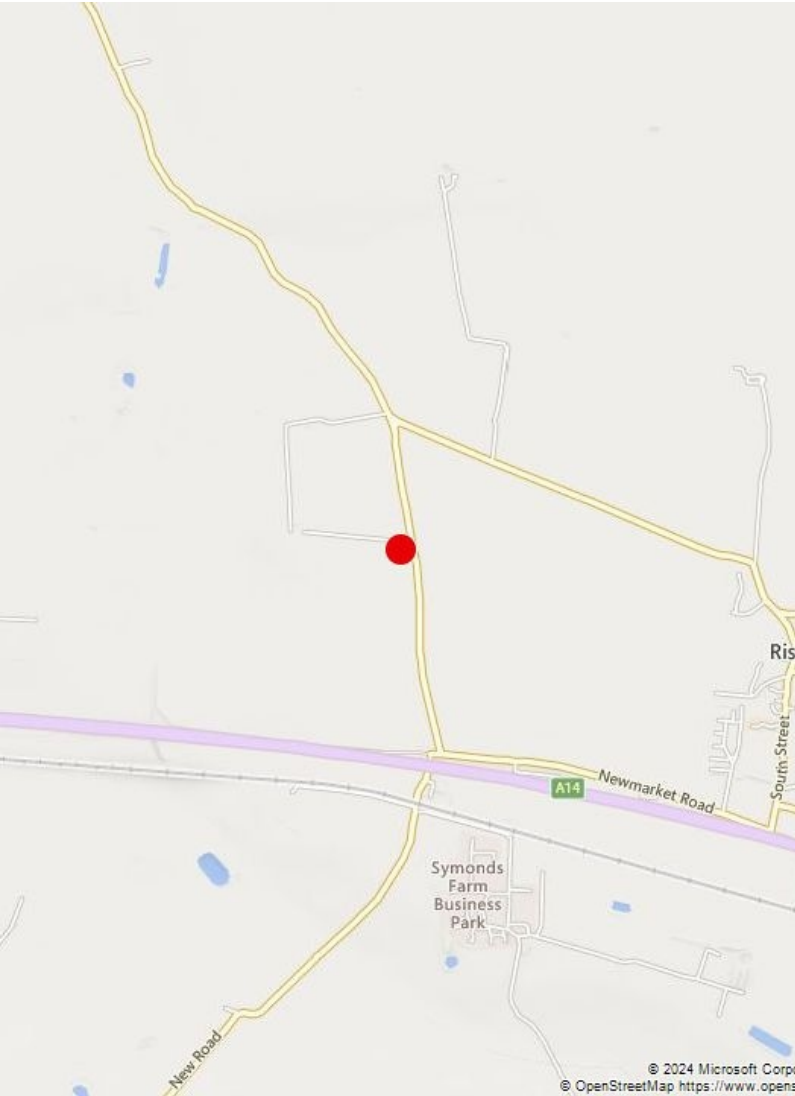
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