

# Modern Industrial Unit with yard - To Let

Enterprise House, Lamdin Road, Bury St Edmunds, Suffolk, IP32 6NU

# Merrifields



Size: 5,074 Sq Ft

Located off Mildenhall Road to the north of Bury St Edmunds


Open plan Industrial / Workshop space


Two storey office and amenity block

Forecourt parking and secure yard

Available To Let on terms to be agreed

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

## Description

Modern detached workshop unit located on Lamdin Road to the north of Bury St Edmunds. Lamdin Road is accessed from the busy Mildenhall Road. The premises are within 2 miles of the A14 at Junction 42.

The premises comprise an open plan workshop industrial space currently used as a vehicle workshop. The front of the building has a two storey office and amenity block with reception, offices, meeting rooms, stores, kitchen and WC's. Externally there is a front forecourt and customer parking area and to the side and rear there is a secure yard with gated access.

## Accommodation

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

Total	471.37 Sq M	5,074 Sq Ft
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## Availability

The property is available TO LET from August 2025 on terms to be agreed.

## Rent

£39,500 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 £32,250 (2023).

## Service Charge

None.

## Costs

Each party will bear their own legal costs.

## Use & Planning

The premises have most recently been used as a vehicle workshop. Interested parties should make their own enquiries to the local planning authority for their proposed use.

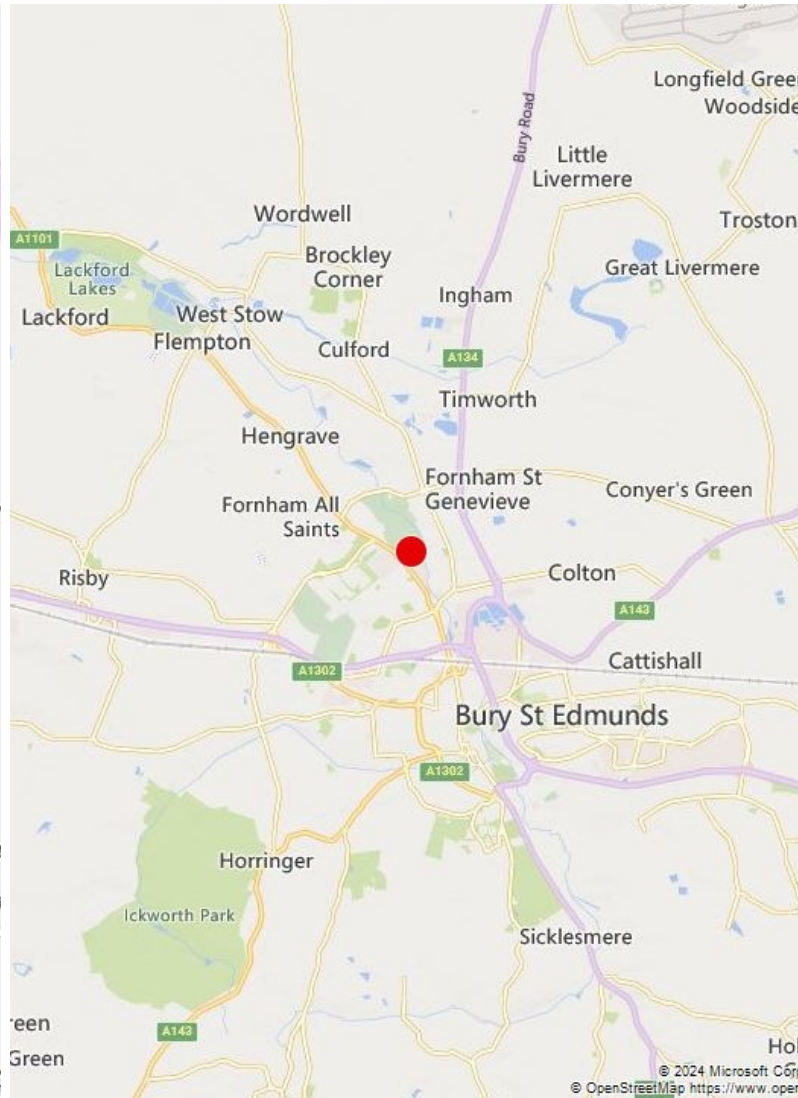
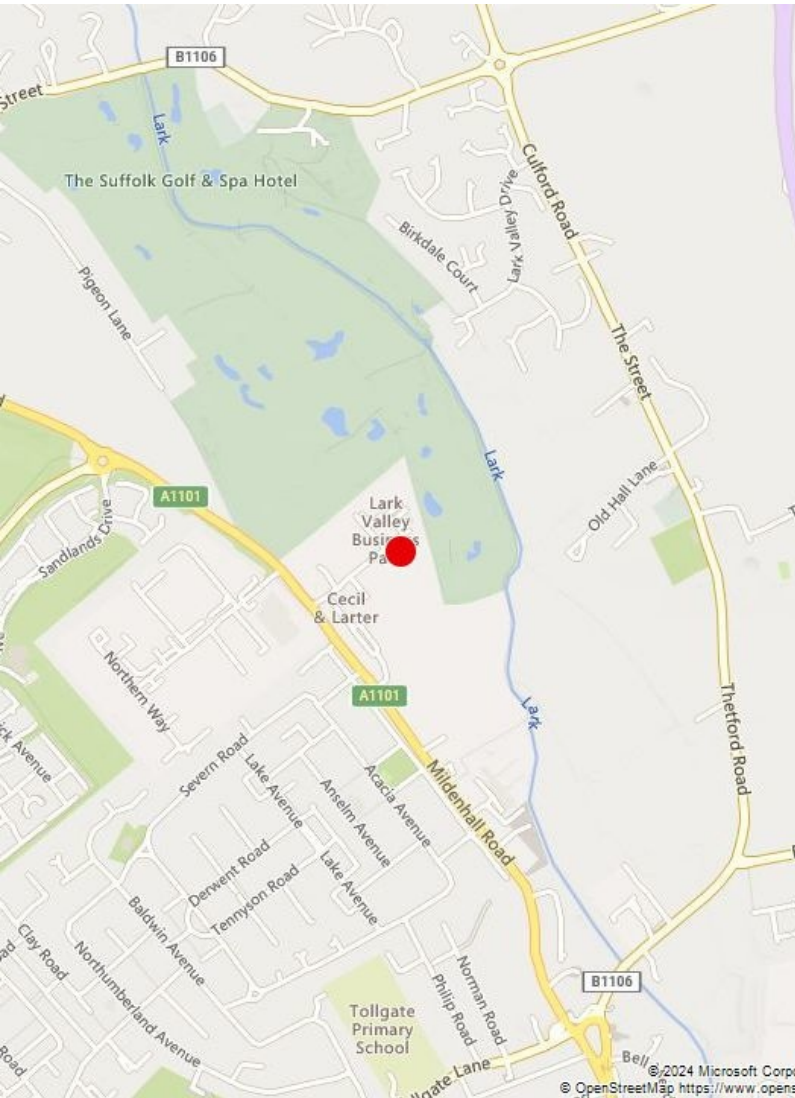
## EPC

The EPC rating is D (94).



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### Viewing & Further Information

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