

Industrial / Storage Unit - To Let

The Grainstore The Langridge, High Street, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HN

Merrifields



Size: 7,009 Sq Ft

Grainstore suitable for industrial uses STPP


Good eaves height of 8.5m at highest point


Concrete Forecourt and loading area

Suitable for industrial and storage uses STPP

Available To Let on terms to be agreed

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Merrifields Chartered Surveyors
63 Churchgate Street
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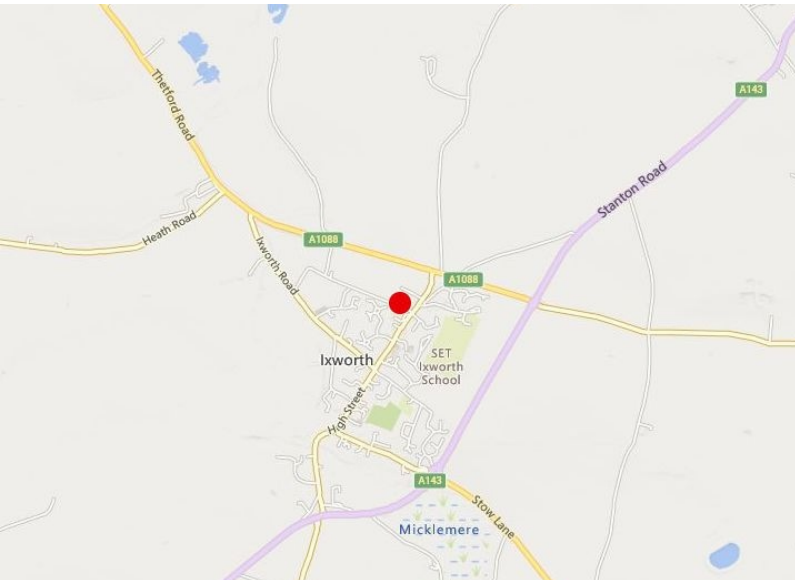
Description

Grainstore suitable for industrial uses located just off Ixworth High Street and within 0.5 miles of the A143 Bury St Edmunds to Diss road. The building has a steel portal frame with fibre cement cladding to the roof with a concrete floor. The building has an 8.5m eaves at the highest point with a 7m high access door. It also benefits from 3 phase power and a concrete forecourt loading area.

Accommodation

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

Total	7,009 Sq Ft	651.14 Sq M
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Availability

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

Rent

£25,000 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 building is not currently rated. Should there be a change of use to an industrial use then Rates will become payable.

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.

Use & Planning

The premises have an agricultural consent. The premises may be suitable for storage and industrial uses STPP. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

N/A.

Viewing & Further Information

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