

Business/Warehouse Units - TO LET

Unit 3 & W3 Arras Road, Bury St. Edmunds, Suffolk, IP33 3TX

Merrifields



Size: 2,676 - 9,522 Sq Ft

Located approximately 1.1 miles from the A14


Space available from 2,676 sq ft


Excellent parking provision

Suitable for light industrial and storage use (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 units are located on Arras Road on the Blenheim Industrial Estate which is situated 1.1 miles from J42 of the A14.

Unit 3 is a mid terrace business unit of steel portal frame construction with blockwork walls and plasticised metal sheet elevations under a pitched fibre cement roof. The accommodation includes an ancillary block with WC facilities and warehouse/workshop areas.

Unit W3 is an end of terrace warehouse property of steel portal frame with blockwork walls and plasticised metal sheet elevations under an overclad profiled metal sheet roof.

Both units benefit from roller shutter door access, concrete floors, high bay lighting and forecourt parking areas.

Accommodation

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

Unit 3	248.6 Sq M	2,676 Sq Ft
Unit W3	635.99 Sq M	6,846 Sq Ft
Total	248.6 - 884.59 Sq M	2,676 - 9,522 Sq Ft



Availability

The properties are available TO LET individually or together immediately on terms to be agreed.

Rent

Unit 3: £16,500 per annum exclusive.
Unit W3: £37,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

Unit 3 - £14,000 (2023).
Unit W3 - To be reassessed on subdivision from a wider rating.

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

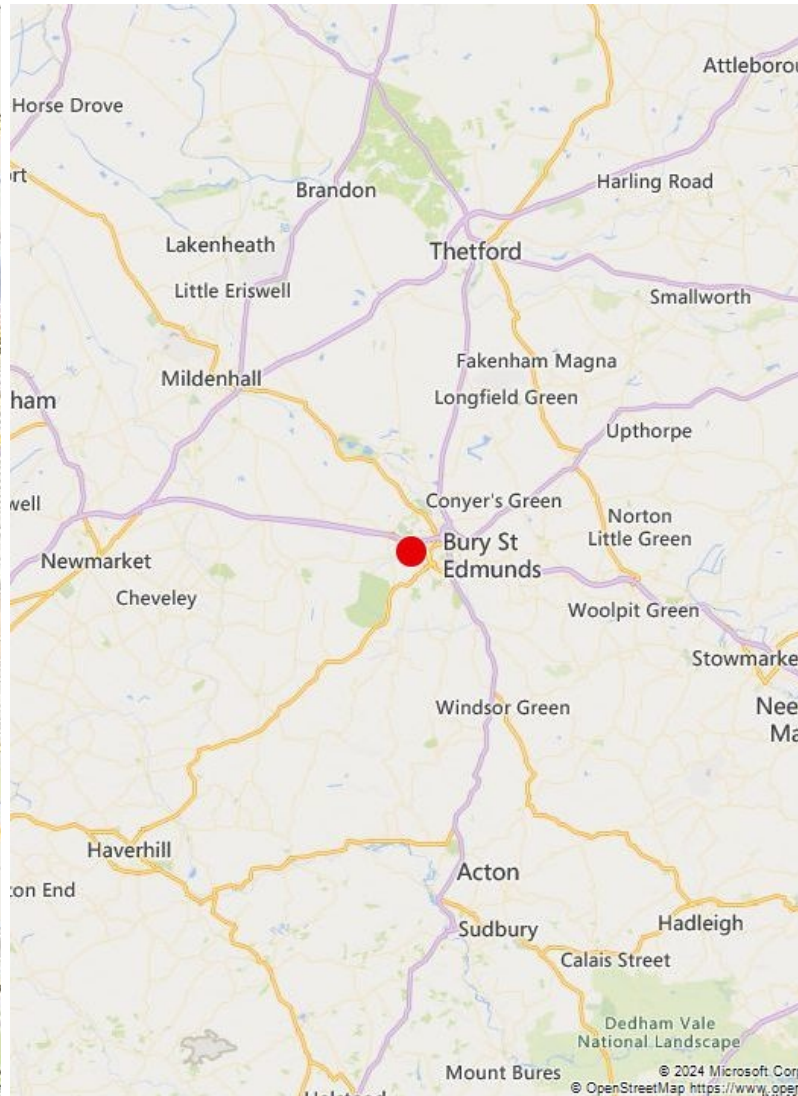
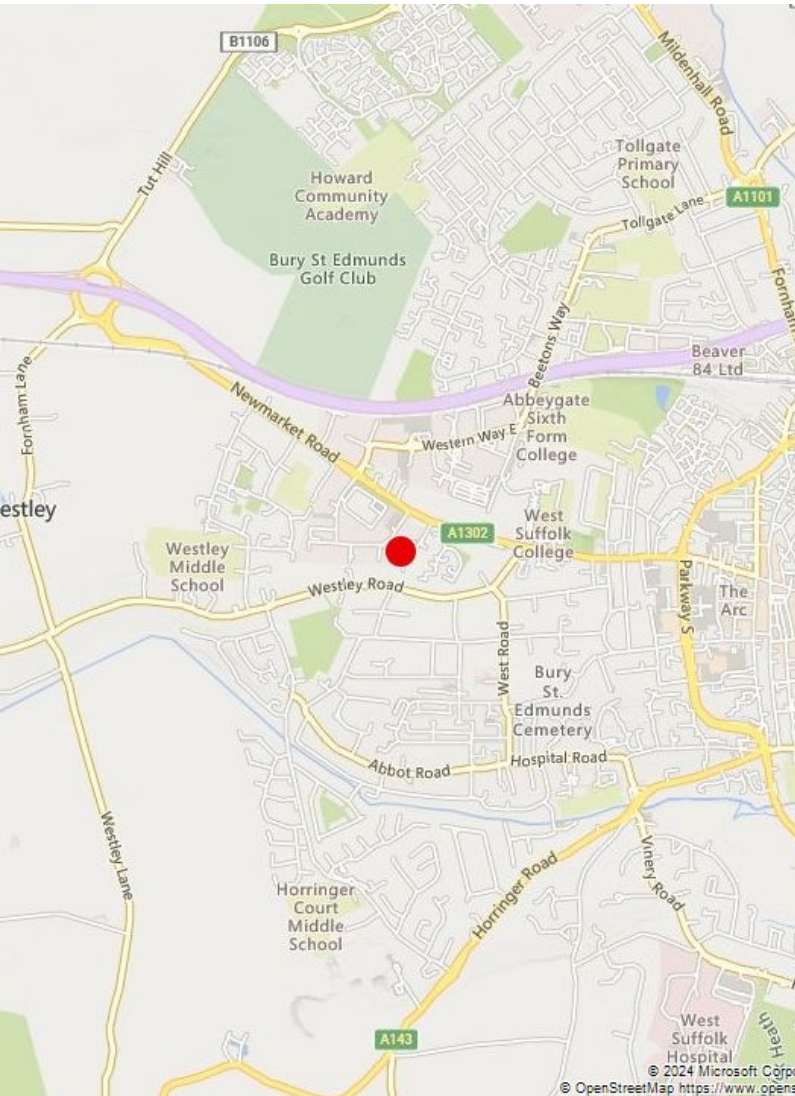
EPC

Unit 3 - D (94)
Unit W3 - Currently exempt



Business/Warehouse Units - TO LET

Unit 3 & W3 Arras Road, Bury St. Edmunds, Suffolk, IP33 3TX



Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

REF: A000769 / 01.04.25

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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