

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.

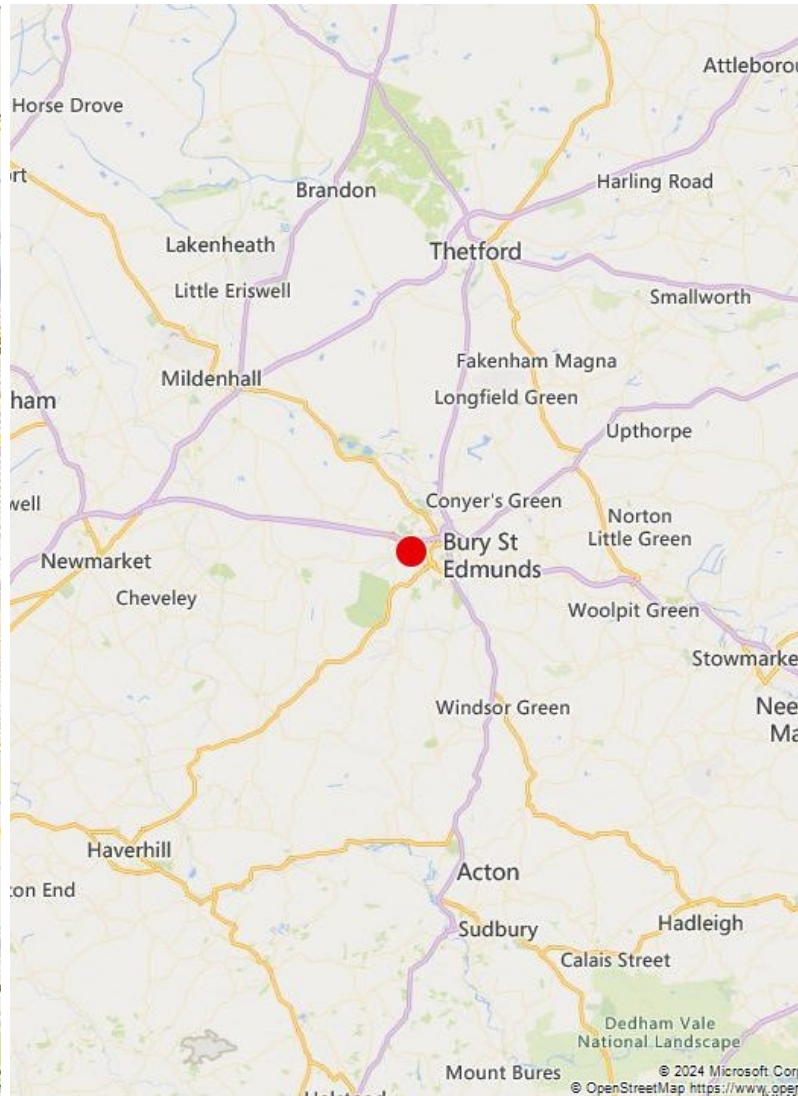
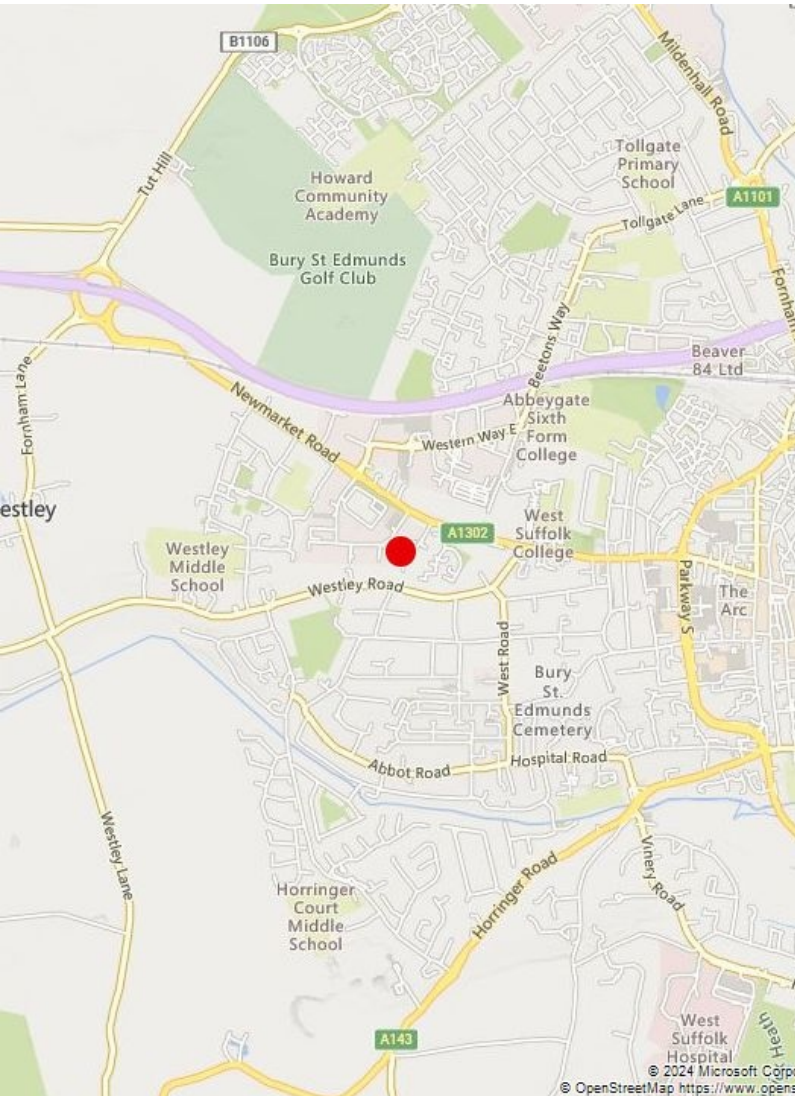
EPC

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



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Viewing & Further Information

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