

Modern Business Unit - TO LET

6 Oaklands Park Rougham Hill, Bury St Edmunds, Suffolk, IP33 2RW

Merrifields



Size: 1,748 Sq Ft

Located on the outskirts of Bury St Edmunds


Situated adjacent to Junction 44 of the A14


Warehouse / Workshop space

Includes Office, Kitchenette and WC

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

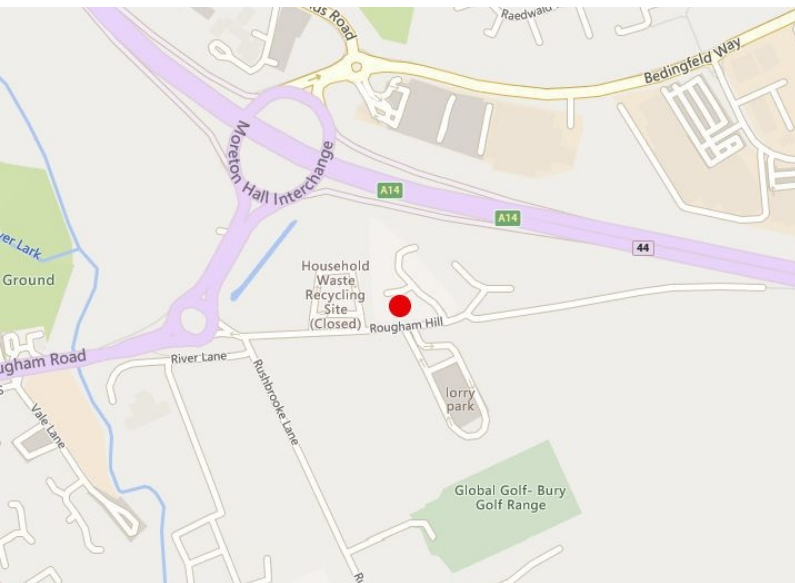
Description

A modern business located on Oaklands Business Park on outskirts of Bury St Edmunds. The Business Park is located adjacent to the slip road of Junction 44 of the A14. The unit has an open plan Warehouse / Workshop space with an office, Kitchenette and WC. Externally there is a loading area and 5 car spaces.

Accommodation

The property has been measured to produce the following approximate s:

Total	1,748 Sq Ft	162.39 Sq M
-------	-------------	-------------



Availability

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

Rent

£16,500 per annum exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £14,750 (2023).
Small business rates relief may be available.

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 are suitable for light industrial uses and a variety of commercial, business and service uses within class E of the use classes order.

EPC

The EPC rating is tbc.

Viewing & Further Information

Rowan Mason

01284 700700

rowan@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A0773 / 09.01.25

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.