

Substantial Warehouse with Secure Yard - To Let

Drover House Dettingen Way, Bury St. Edmunds, IP33 3TU

Merrifields



Size: 11,007 Sq Ft

Located to the West of Bury St Edmunds

Rarely available Warehouse with Secure Yard

Open plan Warehouse with external canopies

Suitable for Storage and Distribution and other uses
STPP

Available To Let on terms to be agreed

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

Description

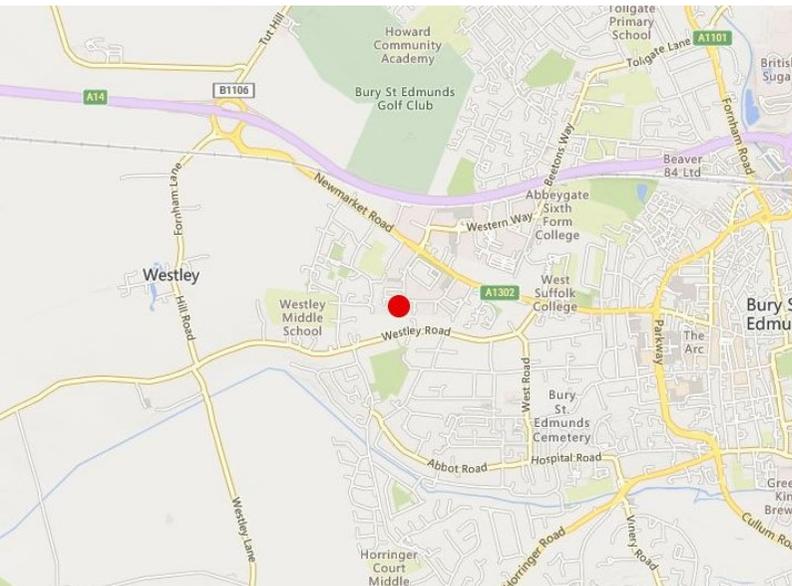
The warehouse is located in a prominent position to the West of Bury St Edmunds. The building is on Dettingen Way on the Blenheim Industrial Estate, off Newmarket Road between Bury St Edmunds town centre and the A14.

The unit is predominantly an open plan Warehouse space. The unit benefits from high Bay LED Lighting, 3 Phase electricity, 3x Access loading doors with canopies. The accommodation also includes offices, Male and Female WC's, break-out space and First Floor storage areas. Externally there is a substantial secure rear yard and parking area.

Accommodation

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

Total	11,007 Sq Ft	1,022.55 Sq M
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Availability

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

Rent

£95,000 per annum exclusive

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £60,000 (2023).

Service Charge

None.

Costs

Each party will bear their own legal costs.

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

The EPC rating is D (92).

Viewing & Further Information

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