

Warehouse / Workshop - TO LET

Unit 3A, Barton Road Trading Estate, Barton Road, Bury St. Edmunds, Suffolk, IP32 7BE

Merrifields



Size: 2,472 Sq Ft

Located on Barton Road Trading Estate

Open plan workshop/storage space

Ancillary office and WC facilities

Suitable for Workshop or storage uses 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

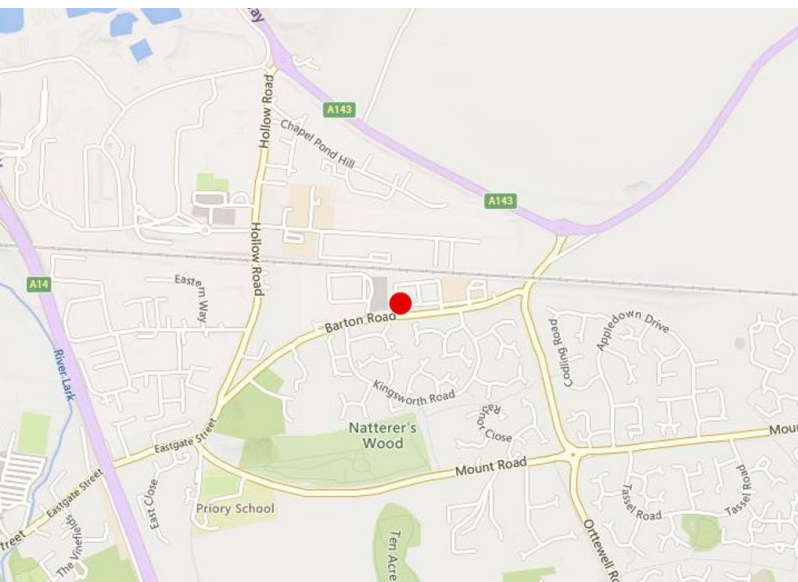
Terrace business unit located on Barton Road Trading Estate in Bury St Edmunds. The Estate provides good access to the A14 via the A134.

The unit provides open plan warehouse or workshop space and includes an office, cloakroom, 3-phase electricity and roller shutter door. Externally there are approximately 5 parking spaces.

Accommodation

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

Total	2,472 Sq Ft	229.65 Sq M
-------	-------------	-------------



Availability

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

Rent

£13,500 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 but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used as a workshop within a B2 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is C (67).

Merrifields

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000856 / 16.10.25

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