

## High Specification Business Unit - To Let

8 Parkway Elm Park Farm, Thurston, Bury St. Edmunds, Suffolk, IP31 3TB

# Merrifields



**Size: 2,153 Sq Ft**

Good quality flexible business space

Located in a tranquil Countryside setting


Within 3 miles of the A14 at Junction 47


Suitable for office, light industrial and storage uses  
STPP

Available To Let on terms to be agreed



 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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

## Description

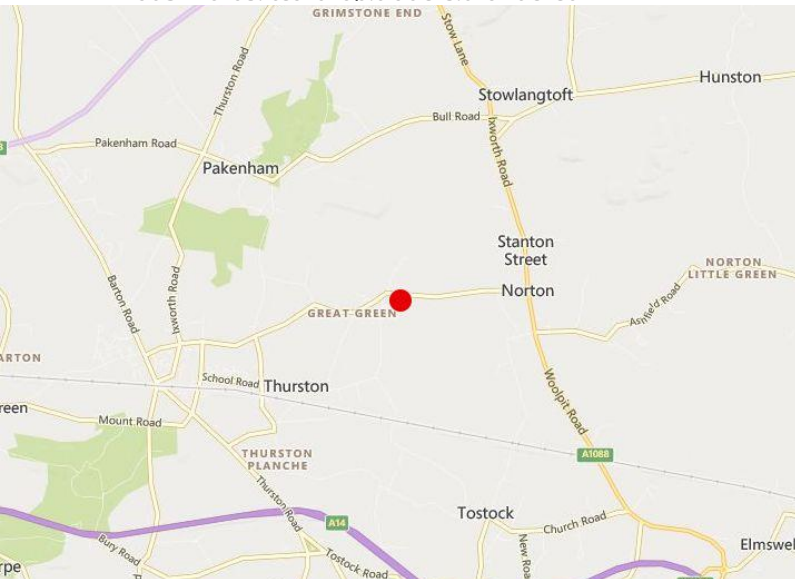
Elm Farm Park is located in the village of Thurston, 8 miles east of Bury St Edmunds and approximately 3 miles from the A14 dual carriageway. Unit 8 is a mid terrace business unit situated on phase II of the Park Way development at Elm Farm Park. The accommodation is split across ground and first floors, with the ground floor providing predominately warehouse/technical workshop space and ancillary office. The first floor in comparison is a mixture of open plan office space with partitioned office/meeting rooms. The specification includes both pedestrian and loading doors, concrete and acoustic flooring, LED lighting, WC and kitchenette facilities on both floors and good on site parking provision.

## Accommodation

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

Total	2,153 Sq Ft	200.01 Sq M
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What 3 Words: teardrop.traders.thundered



## Availability

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

## Rent

£22,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £21,000 (2023).

## 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 are suitable for office and light industrial and other Business Service uses within class E of the use classes.

## EPC

The EPC rating is to be confirmed.

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## Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000878 / 22.12.25

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