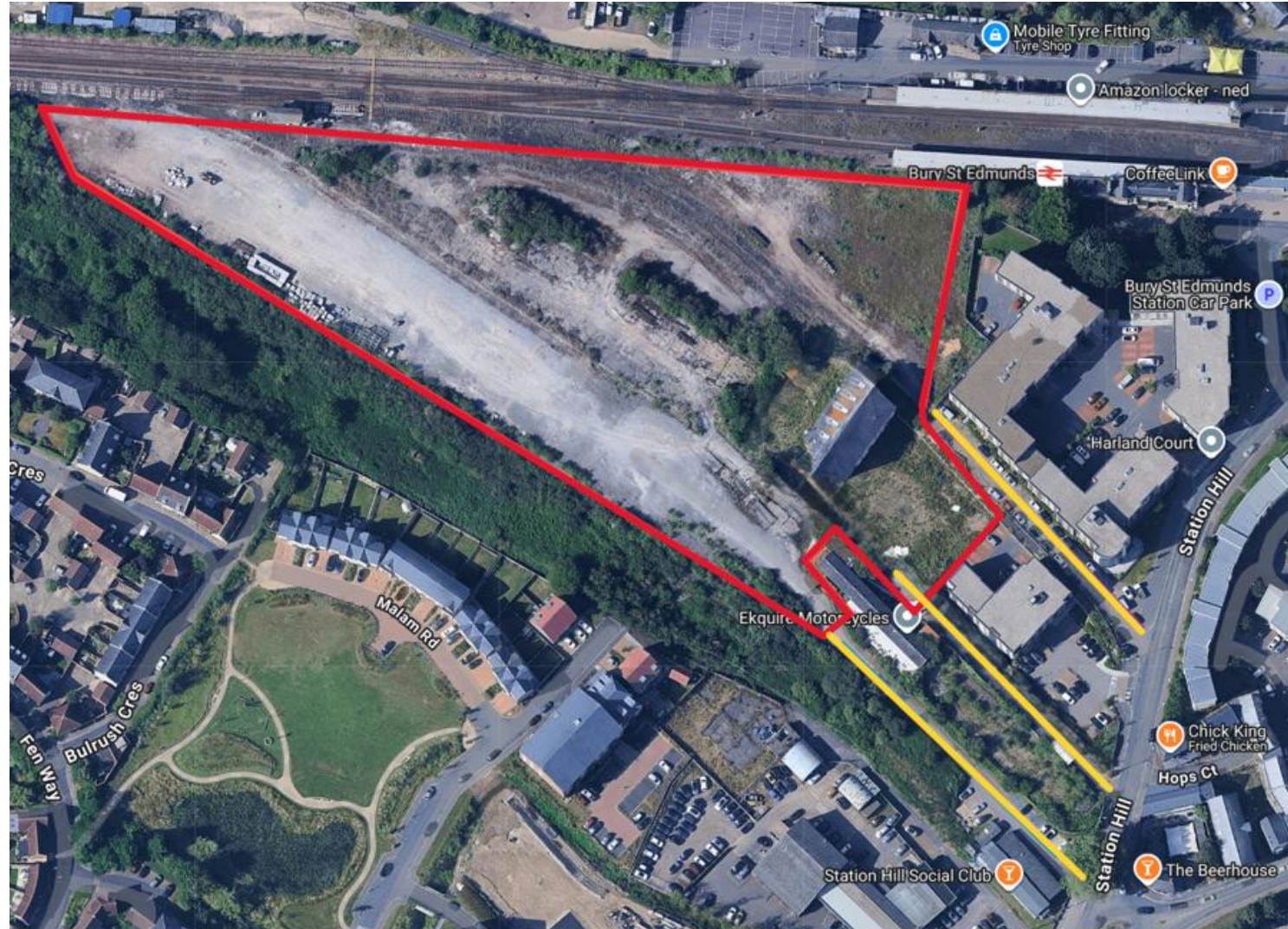


Open Storage Yard - To Let

Signal Point, Station Hill, Bury St. Edmunds, Suffolk, IP32 6AD

Merrifields



Size: 1 - 6 Acres


Available TO LET immediately

Up to six acres available


Available as a whole or in part

Flexible short or long-term lease is available

A secure site close to the A14

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

The property is situated in Bury St Edmunds, an established market town in West Suffolk. The town benefits from direct access to the A14 trunk road, providing strong connectivity to Cambridge, the M11 motorway and the Port of Felixstowe.

Signal Point comprises an open storage facility which is hard surfaced partly with concrete and hardcore. It has a number of access points that can be made available as a whole or in part. The site is located adjacent to Bury St Edmunds railway station to the east of Station Hill and is within 1 mile of the town centre and 0.4 of a mile from the A14 at Junction 43. Utilities are available.

Accommodation

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

Total	0.4 - 2.43 Hectares	1 - 6 Acres
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Availability

The yard is available as a whole or in parts for a term and on terms to be agreed, on leases excluded from the security provisions of the LTA 1954.

Rent

From £1 to £2 per sq ft per annum exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is to be confirmed following reassessment.

Service Charge

A service charge may be applicable if let in parts.

Costs

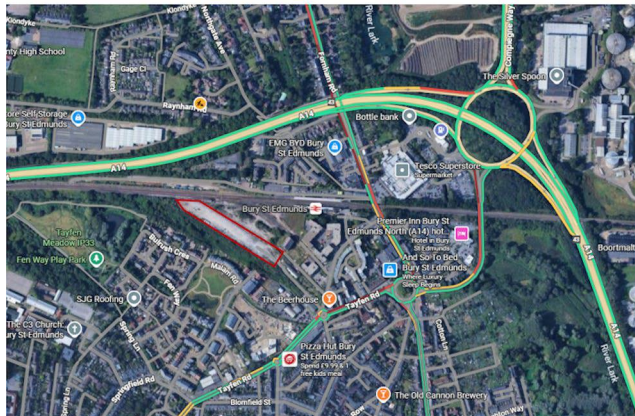
The tenant will cover any abortive legal costs incurred by the landlord.

Use & Planning

The property has historically been used, and for in excess of 10 years, for B8 Storage or distribution use. The property may be suitable for alternative uses.

EPC

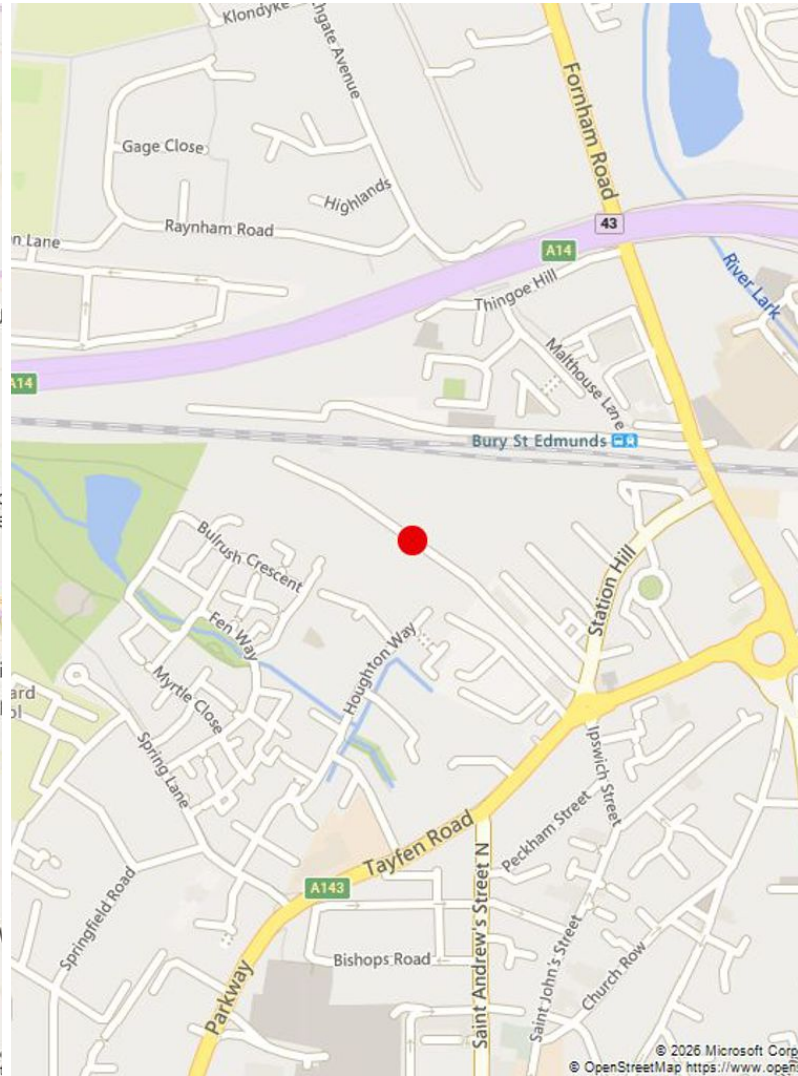
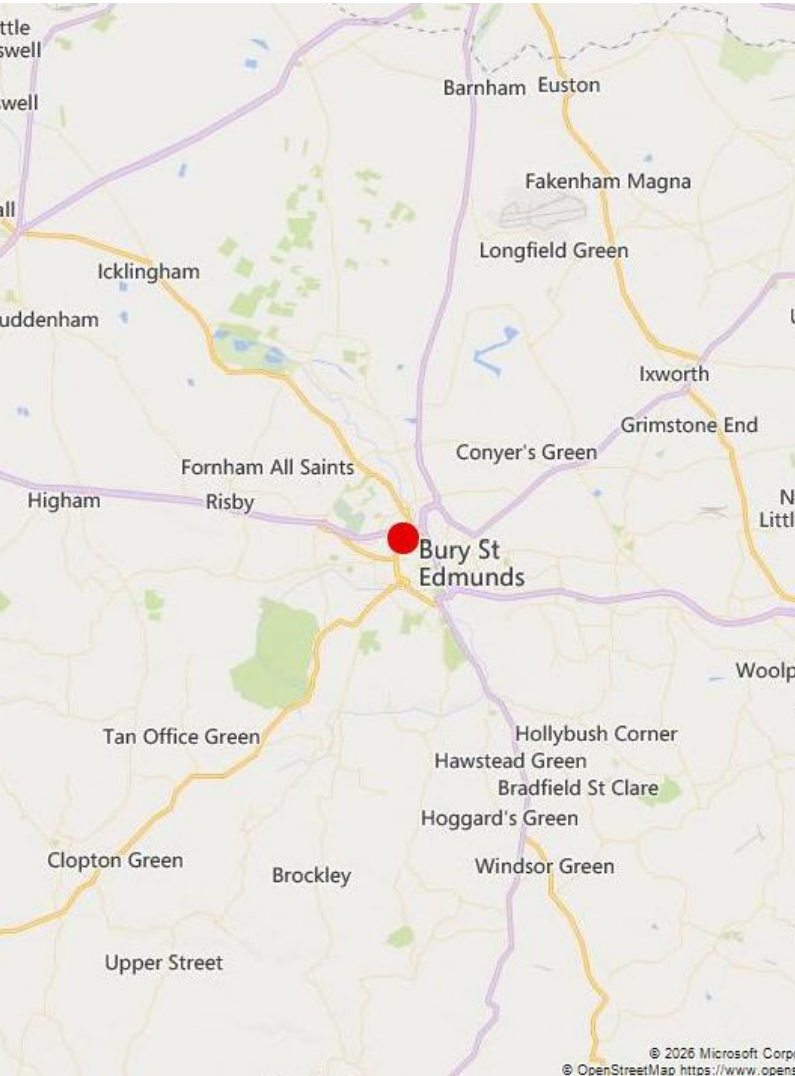
An EPC is not required.



Open Storage Yard - To Let

Signal Point, Station Hill, Bury St. Edmunds, Suffolk, IP32 6AD

Merrifields



Viewing & Further Information

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REF: A000915 / 29.05.26

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