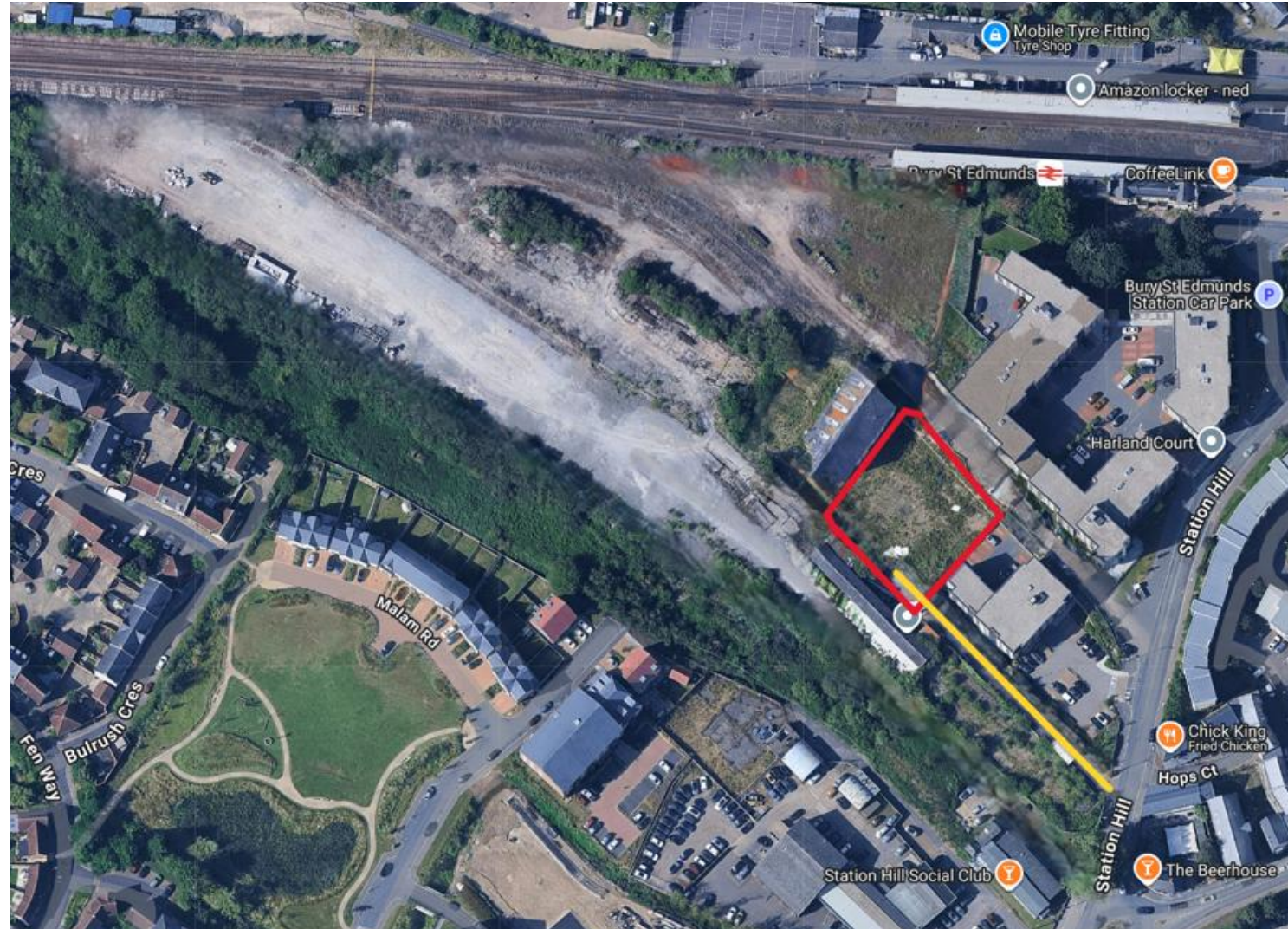


Open Storage Yard - To Let

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

Merrifields



Size: 16,500 Sq Ft


Available TO LET immediately


Up to 0.3 acres available


Available as a whole

Flexible, short, rolling leases 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

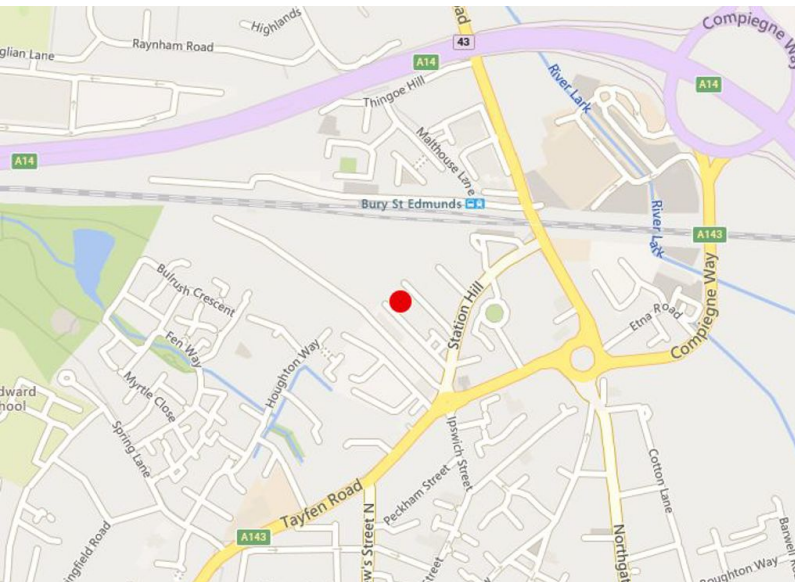
The yard is situated in Bury St Edmunds, an established market town in West Suffolk. The town benefits from direct access to the A14 trunk road, providing strong connectivity to Cambridge, the M11 motorway and the Port of Felixstowe.

Signal Point comprises an open storage facility which is hard surfaced partly with concrete and hardcore. This yard benefits from an exclusive access point. 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. There is an opportunity for fencing, water, power to be made available dependant on lease terms.

Accommodation

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

Total	16,500 Sq Ft	1,532.85 Sq M
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Availability

The yard is available as a whole on terms to be agreed, on leases excluded from the security provisions of the LTA 1954.

Rent

From £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.

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.

Viewing & Further Information

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REF: A4418 / 03.06.26

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