

Warehouse & Open Storage Yard - To Let

Thingoe Hill, Bury St. Edmunds, Suffolk, IP32 6BE

Merrifields



Size: 1.19 Acres

Available TO LET immediately

1.19 acre secure storage yard

Detached warehouse building

Flexible short or long-term lease available

Secure site close to the A14

01284 700 700

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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 excellent connectivity to Cambridge, the M11 motorway and the Port of Felixstowe.

The property comprises a secure open storage yard extending to approximately 1.19 acres together with a detached warehouse building of approximately 4,000 sq ft. The yard is predominantly hard surfaced and benefits from secure access, making it suitable for a range of storage, distribution, workshop, industrial and operational uses, subject to any necessary consents.

The site is located adjacent to Bury St Edmunds Railway Station to the east of Station Hill and is within approximately 1 mile of the town centre and 0.4 miles from Junction 43 of the A14. Utilities are available to the site.

The Landlord has begun works to refurbish the warehouse building and fencing surrounding the site to provide a secure yard.

Accommodation

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

Workshop Building	371.6 Sq M	4,000 Sq Ft
Site Area	0.48 Hectares	1.19 Acres
Total	0.48 Hectares	1.19 Acres



Availability

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

Rent

Rent upon application.

VAT

The property is opted for VAT.

Business Rates

The rateable value is to be assessed.

Service Charge

The tenant may be responsible for a fair and reasonable proportion of the service charge dependant on the size of yard taken.

Costs

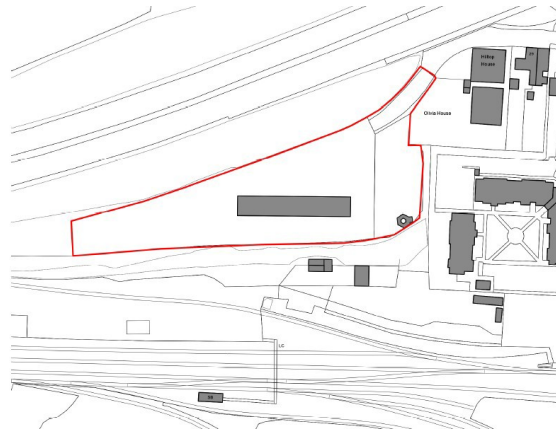
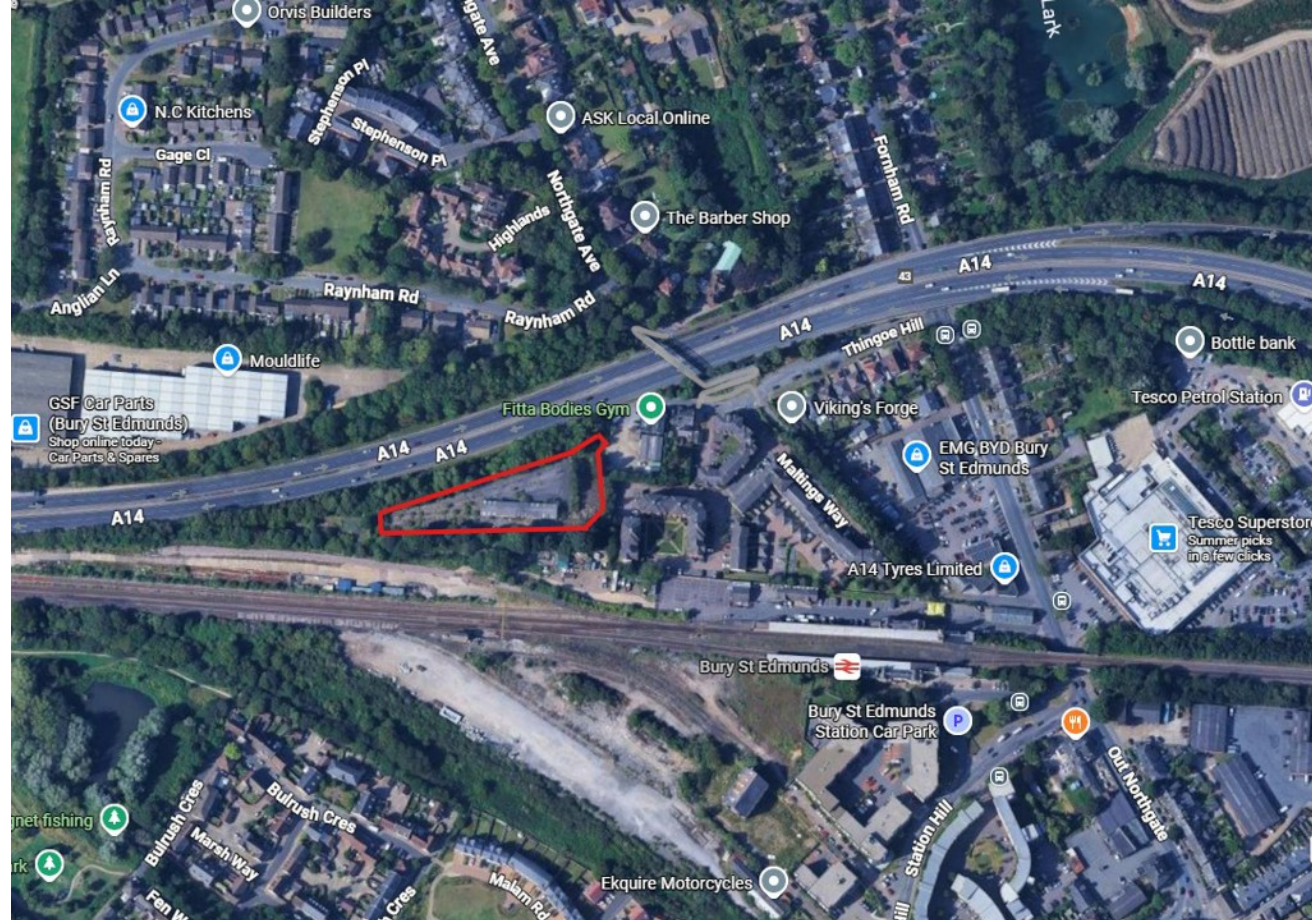
Each party will bear their own legal costs.

Use & Planning

The premises was approved for an application for lawful development certificate for existing use or development - continuation of building use under use Class B8 for the storage and distribution of construction related materials with ancillary office accommodation. The owner of the site is currently pursuing alternative planning options. Please call to discuss.

EPC

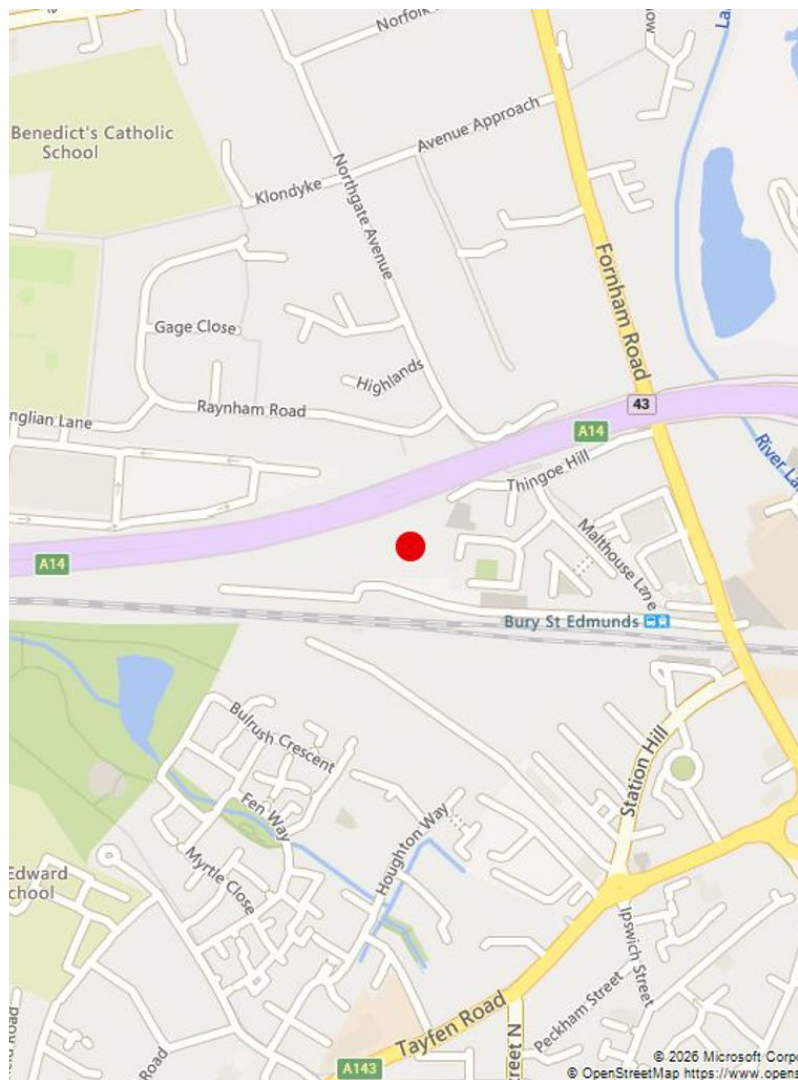
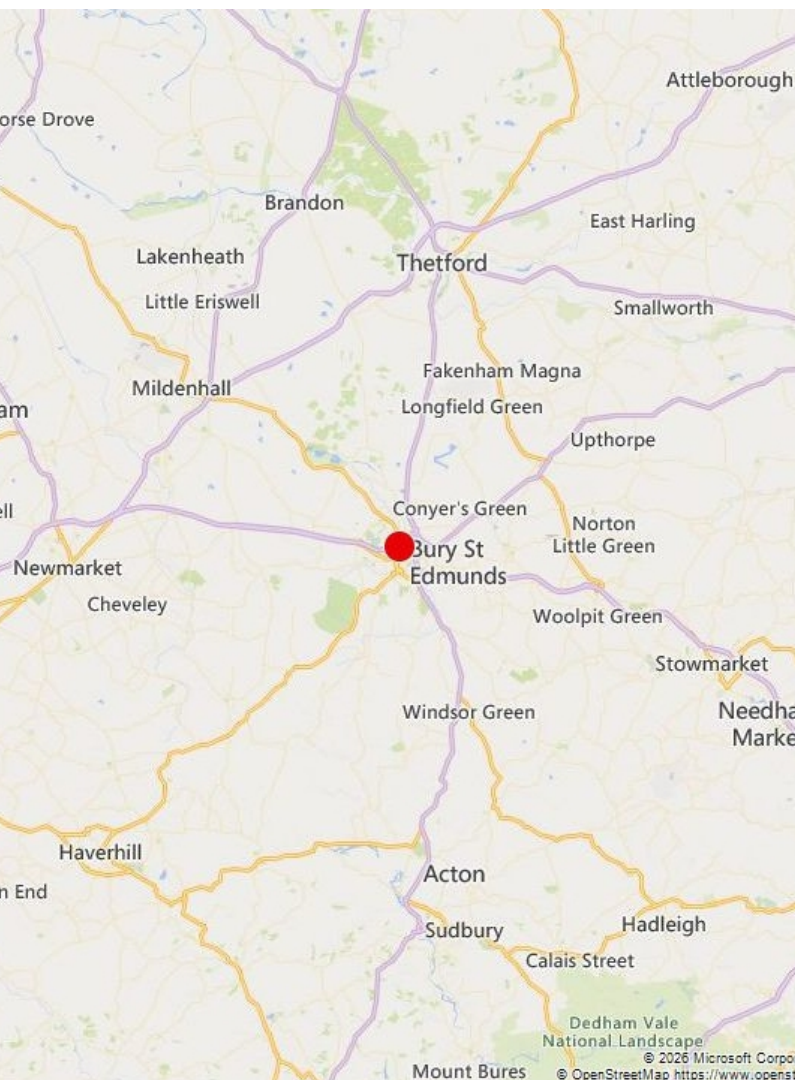
The EPC rating is to be confirmed.



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Viewing & Further Information

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REF: A000936 / 21.07.26

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