

New Business Unit - TO LET

Unit E2 - Atex Business Park, Gun Cotton Way, Stowmarket, Suffolk, IP14 5XE

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Size: 1,564 Sq Ft

Located on an established business park.


Approximate GIA of 147 sq m (1,564 sq ft)


Use of 5 parking spaces

Suitable for B1 (light industrial) and B8 (storage and distribution) uses

Available immediately on a new lease on terms to be agreed

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Merrifields Chartered Surveyors
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Description

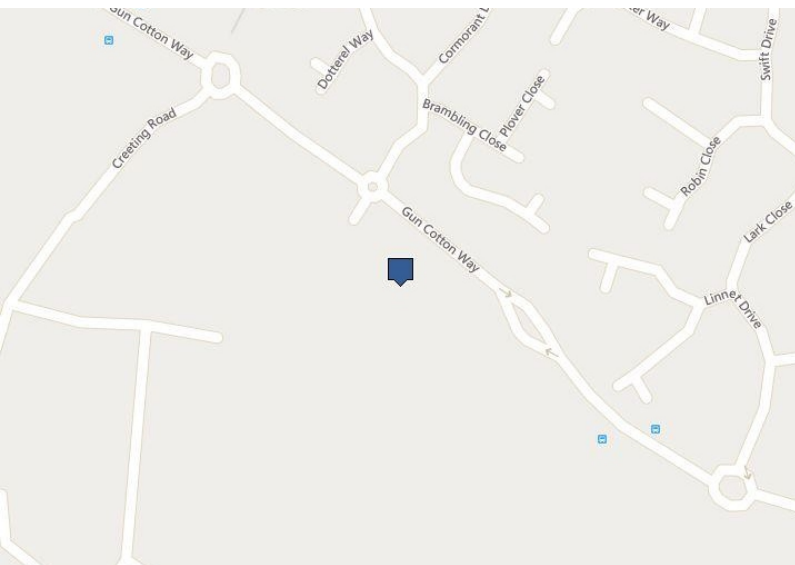
Atex Business Park is a new Business Park located off Gun Cotton Way in Stowmarket located about 1200m from J50 of the A14.

Unit E2 Atex Business Park is of steel framed construction with plasticised metal cladding elevations and roof with the accommodation extending to both warehousing and office space. The property further benefits from road side frontage, roller shutter and pedestrian access doors as well as 3 phase electrics, 6.3m eaves, translucent roof lights, kitchenette facilities and a disabled access W.C.

Accommodation

The property has been measured to produce the following Approximate dimensions and GIAs:

Total	1,564 Sq Ft	145.3 Sq M
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Availability

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

Rent

£14,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £8,600 (2020)

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 has consent for B1 (light industrial) and B8 (storage and distribution) uses. The premises may be suitable for alternative uses STPP and occupiers should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is B (27)

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Viewing & Further Information

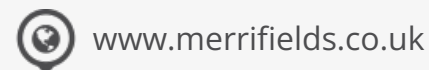
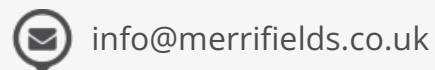
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REF: A0456 / 06.05.22

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