

Warehouse Unit - TO LET (MAY SELL)

Miro House, Western Way , Bury St. Edmunds, Suffolk, IP33 3SP

Merrifields



Size: 12,582 Sq Ft

Located in an established business location


Approximate GIA of 12,582 sq ft and 2,278 sq ft removable mezzanine


Benefit of parking, loading and yard areas

Excellent access to Junction 42 of the A14

Available TO LET (MAY SELL) on terms to be agreed

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Merrifields Chartered Surveyors
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Bury St Edmunds, IP33 1RL

Description

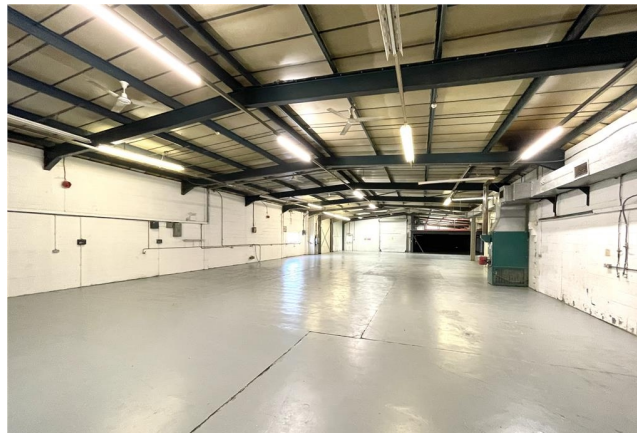
Miro House is a modern detached factory located on an established employment area in Bury St Edmunds. The building provides excellent access onto the the A14 which is within 1 mile and provides links to Ipswich and Cambridge. Neighbouring occupiers include a vets, printing company and a regional social housing head office.

The factory is of steel frame construction with plasticised metal sheet cladding and part plasticised metal sheet roof. The accommodation includes offices, warehouse and workshop space with vehicle parking to the front elevation and yard area to the rear of the building that is accessed at the side of the property. The unit further benefits from 3 phase electrics, a concrete floor, 3 roller shutter doors, gas space heating and mezzanine storage area measuring approximately 2,278 sq ft.

Accommodation

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

Warehouse and Offices	1,168.87 Sq M	12,582 Sq Ft
Removable Mezzanine	211.63 Sq M	2,278 Sq Ft
Total	1,380.50 Sq M	14,860 Sq Ft



Availability

The property is available TO LET (MAY SELL) immediately terms to be agreed.

Rent

£57,500 per annum exc.

Price

On application.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £50,000 (2017).

Service Charge

None.

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 have most recently been used for manufacturing purposes with ancillary storage within a B2 and B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is C (74).



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Viewing & Further Information

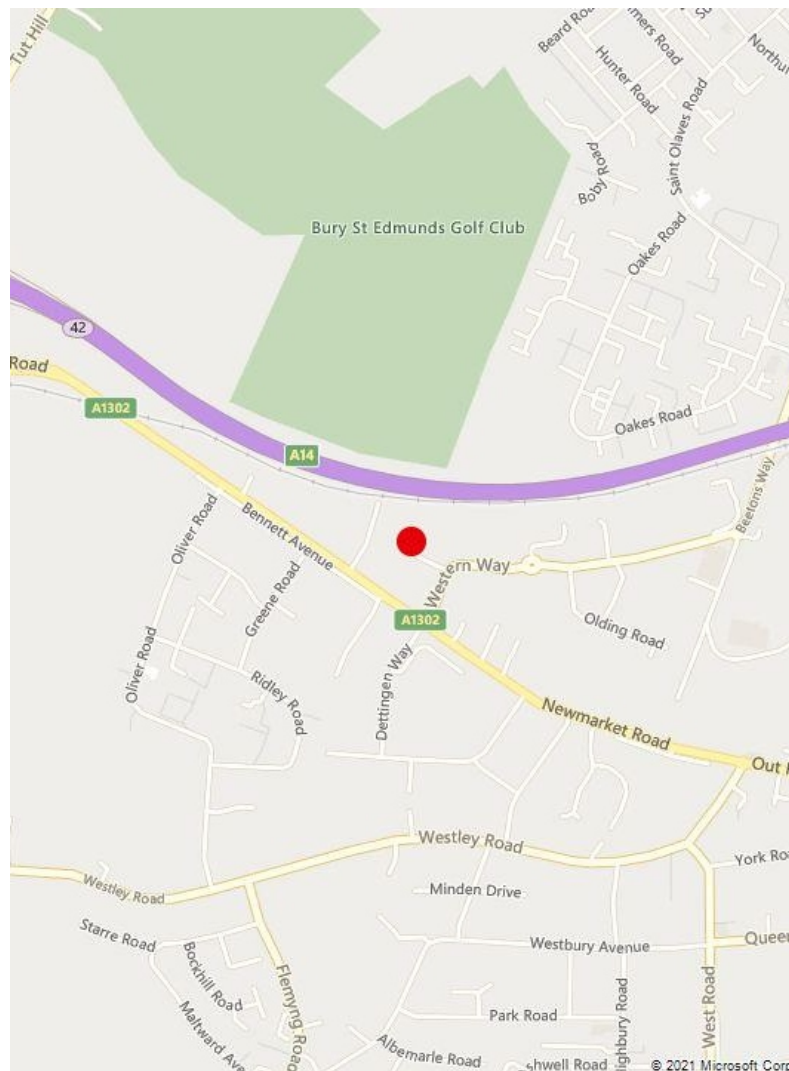
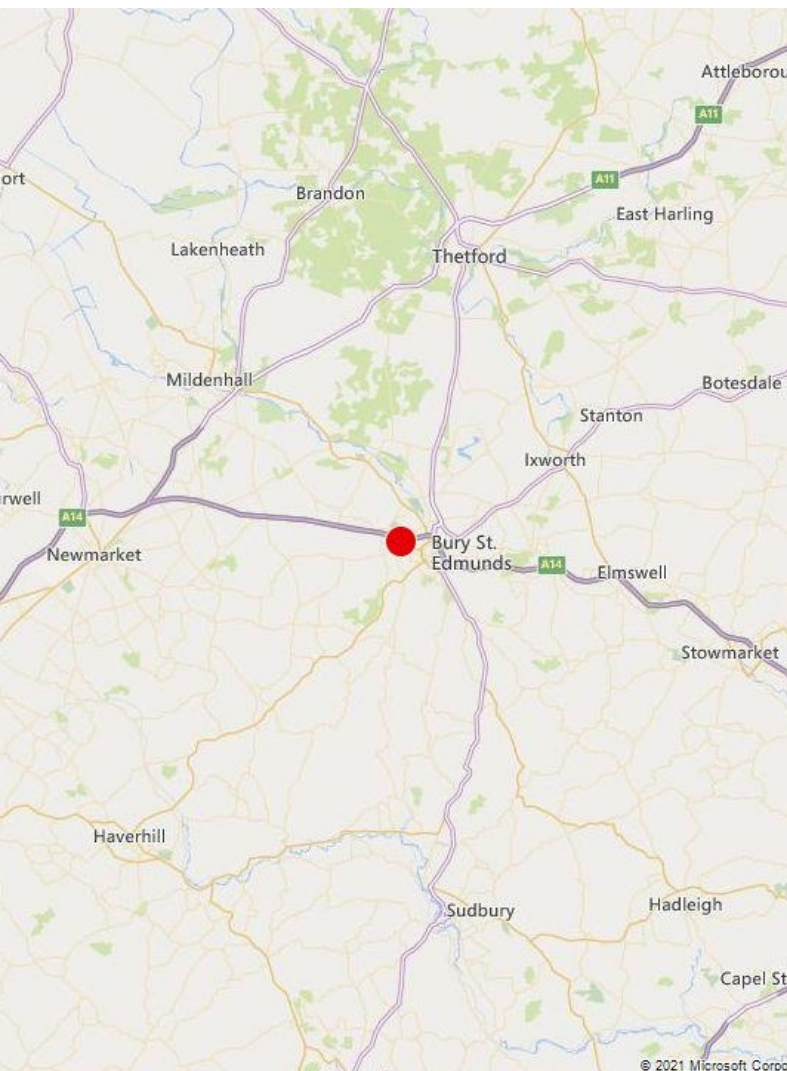
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REF: A0473 / 18.09.21

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