

Industrial Units with Concrete Yard - TO LET (May Sell)

Units 1 & 1a O'Brien Grove, Shepherds Grove, Stanton, Bury St. Edmunds, IP31 2AR

Merrifields



Size: 3,582 - 12,145 Sq Ft

Well presented industrial units in Stanton

Refurbished and ready for occupation

Large enclosed concrete yard

Suitable for storage or production uses STPP

Available immediately TO LET (May Sell)



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

Description

Industrial units located on the Shepherds Grove Industrial Estate. The Industrial Estate is located off the Bury Road (A143) between Bury St Edmunds and Diss. The units are located at the edge of the Industrial Estate on the corner off Grove Lane.

The units are of steel portal frame construction which have been refurbished and improved over the years. The units are insulated and have the benefit of a large enclosed and gated concreted yard area suitable for loading / unloading and external storage uses. There are offices in unit 1 with separate meetings rooms, kitchen and WC's. There is also a workshop / store separate from the main warehouse area.

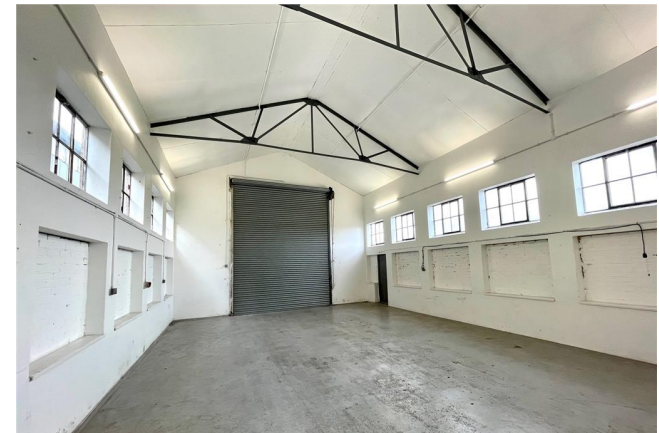
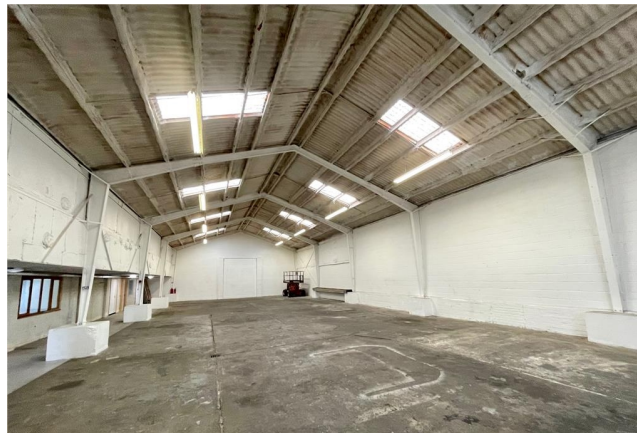
Unit 1a could be let separately from unit 1 and an office/amenity block would be constructed if required.

Accommodation

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

Total	332.77 - 1,128.27 Sq M	3,582 - 12,145 Sq Ft
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Site Area of approximately 1 acre.



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Availability

The property is available TO LET immediately on terms to be agreed. The property may be available FOR SALE freehold.

Rent

Unit 1a £18,500 per annum exclusive
Unit 1 £35,000 per annum exclusive
As a whole £48,000 per annum exclusive

Price

Price on application

VAT

The premises are opted for VAT.

Business Rates

The rateable values are: Unit 1 £21,250 & Unit 1a £10,250

Service Charge

The cost of maintaining the road access is shared between the road users.

Costs

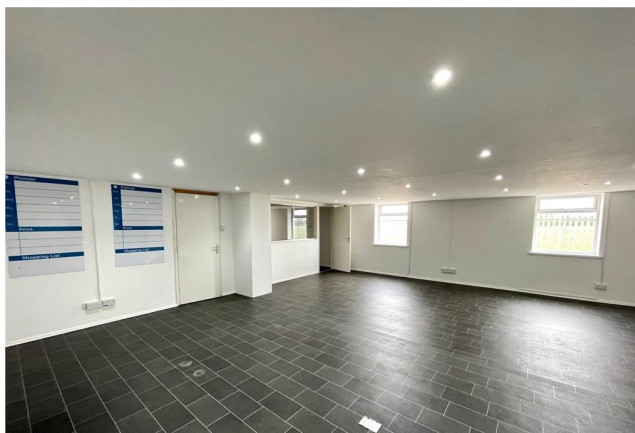
Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used for a variety of Engineering (B2) and Storage and Distribution (B8) uses. Interested parties should make their own enquiries to the LPA.

EPC

The EPC ratings are Unit 1 D (83) and Unit 1a D (81).



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Viewing & Further Information

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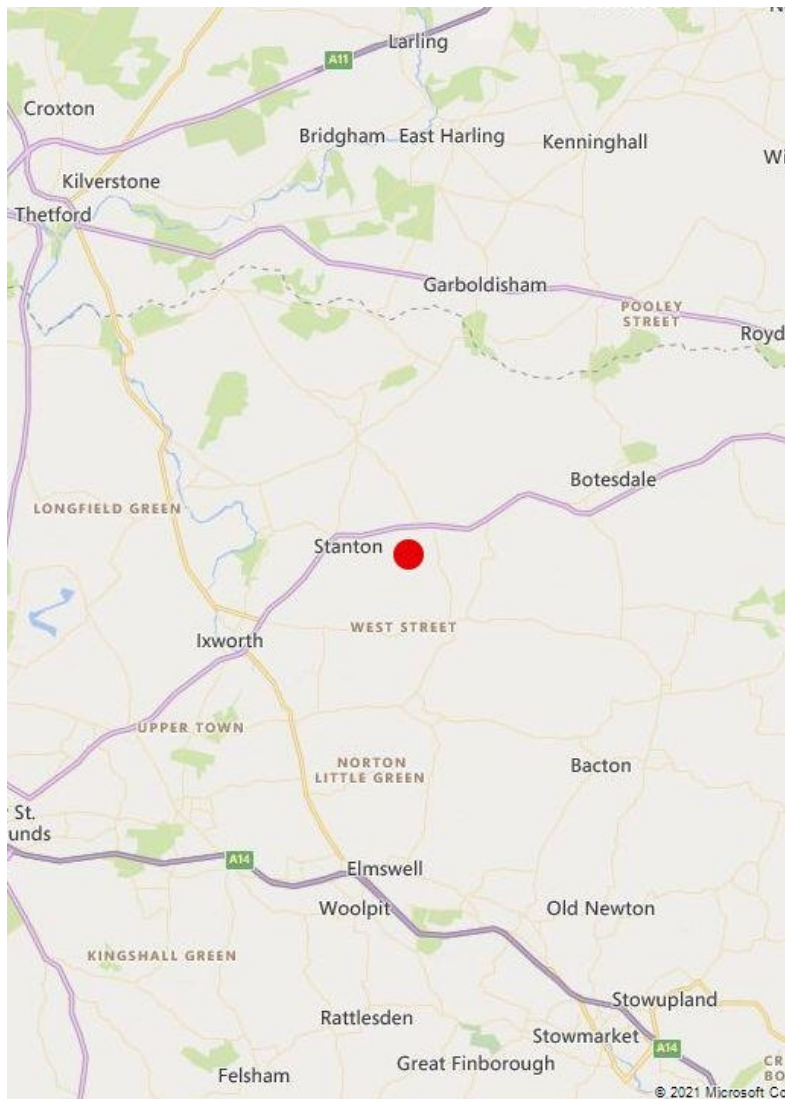
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REF: A0494 / 16.03.22

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