

Bacton Business Park

Merrifields



New Business Units TO LET

Units Available from 1,938 sq ft to 2906 sq ft



Bacton Business Park, Rectory Rd,
Bacton, Stowmarket IP14 4LE

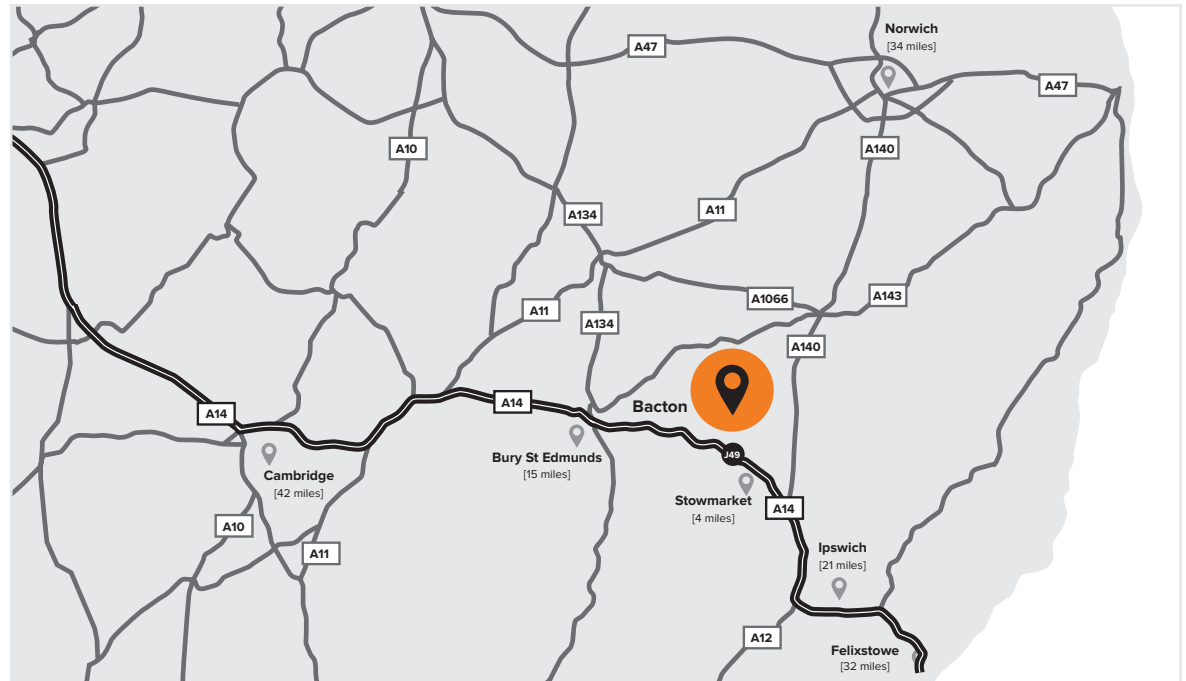
Bacton Business Park

New industrial units being built on Bacton Business Park near Stowmarket. The established Business and Industrial Park provides a variety of businesses the space to grow and build in practical and cost effective units.

The Business Park is located in Earls Green, Bacton which is located Just 4 miles north of Junction 49 of the A14 at Stowmarket.

The A14 is the main arterial route across East Anglia and provides road links between the Port of Felixstowe and the wider road network to the West of Cambridge.

Full planning permission has been granted for 4 units. Phase I consists of 4 industrial units providing Light Industrial, Storage, Distribution and General Industrial uses. The units all have ample parking and yard space available. The modern contemporary design will suit a wide range of industrial and commercial occupiers.



Bacton Business Park

Accommodation

The property has been measured to produce the following approximate Net Internal Areas (NIA):

Unit 2 270 sq m (2,906 sq ft)

Unit 3 180 sq m (1,938 sq ft) - Under offer



Unit 4 270 sq m (2,906 sq ft)

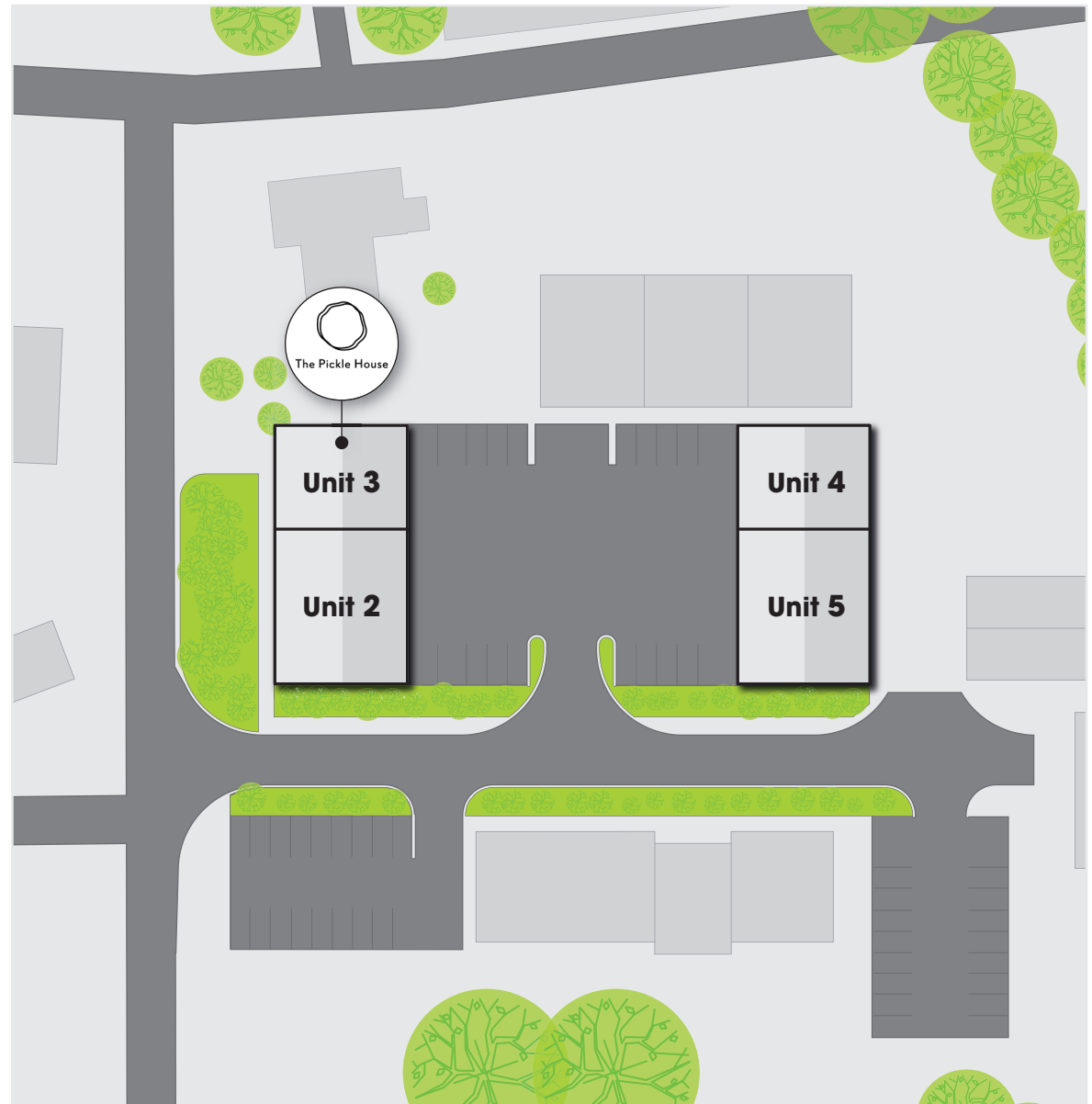
Unit 5 180 sq m (1,938 sq ft)

Availability

Units are available by way of a pre-let subject to the developers shell specification.

The specification provides open plan flexible business space which includes; steel portal frame, insulated steel plasticised roof and elevations, concrete floor, insulated access / loading door, small office and kitchenette and DDA compliant WC.

Details available upon request.



Availability

The units are available on a new lease on terms to be agreed.

VAT

The property is opted for VAT.

Business Rates

The Rateable Value will be assessed on completion.

Service Charge

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

Costs

Each party responsible for their own legal costs.

Use & Planning

The landlord has secured planning for E, and B8 use under planning consent DC/20/04074.

EPC

The EPC rating is to be provided on completion of construction.

More Information

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