

# Bacton Business Park

Merrifields



## New Business Units TO LET

Units Available from 1,938 sq ft to 4,844 sq ft



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



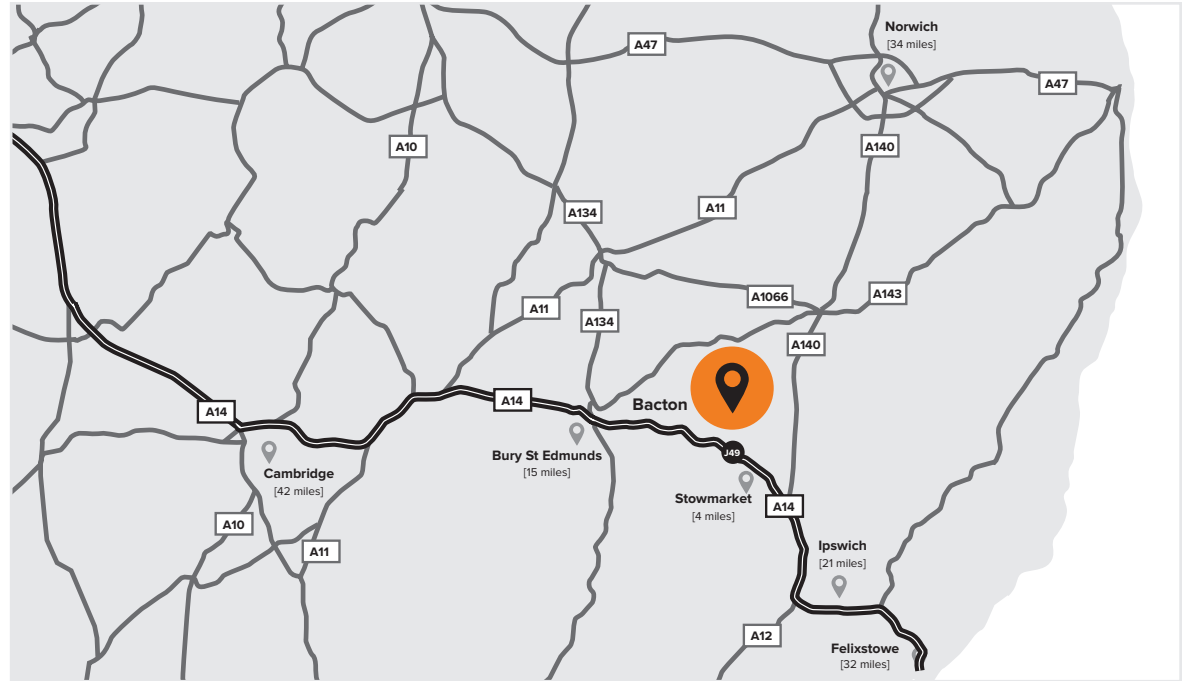
# Bacton Business Park

New business units under construction on Bacton Business Park near Stowmarket. The established Business and Industrial Park provides a variety of businesses the space to grow 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 in the East and provides road links between the Port of Felixstowe and the national road network to the West of Cambridge.

Full planning permission has been granted for 4 units and an office. Phase I consists of 4 business units providing space for Light Industrial, Storage, Distribution and other uses. The units have parking, an office, kitchen and WC. The modern contemporary design will suit a wide range of commercial occupiers.



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## Accommodation

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

**Unit 1 Under offer**

portablespace

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

**Unit 3 180 sq m (1,938 sq ft)**

**Unit 4 180 sq m (1,938 sq ft)**

**Unit 5 270 sq m (2,906 sq ft) - Under offer**

KAM  
DESIGN SOLUTIONS

## Availability

Units are available, individually or together, by way of a new lease 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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