

Trade Counter/Warehouse Unit - TO LET

D2, Sharon Road, Bury St. Edmunds, Suffolk, IP33 3TZ

Merrifields



Size: 3,600 Sq Ft

Located on a well established trade park


GIA of approximately 3,600 sq ft


Concrete forecourt/loading and parking areas

Suitable for Storage and Light Industrial uses (STPP)

Available TO LET on terms to be agreed

 01284 700 700

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

Description

D2 Sharon Road is located on a well established trade park off Dettingen Way approximately 1 mile from junction 42 of the A14.

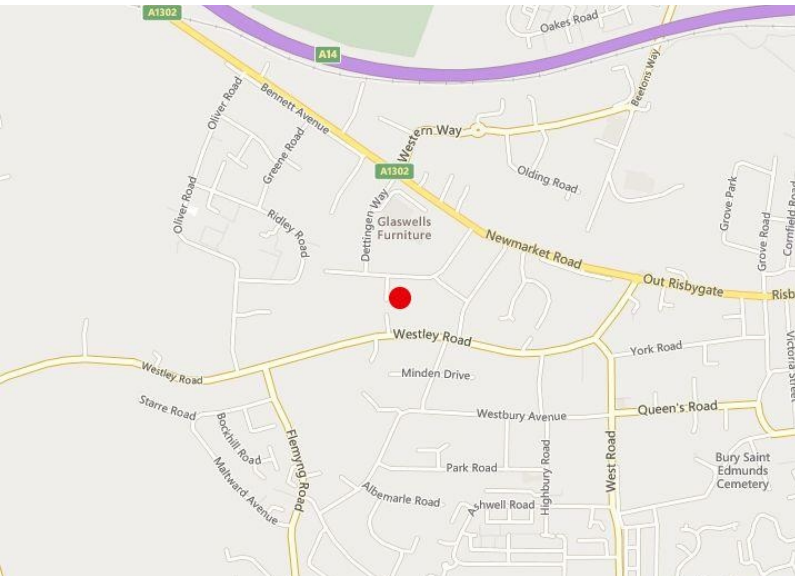
The property is of steel frame construction with internal full height blockwork walls and external cladded elevations. The unit further benefits from a concrete floor, w.c facilities, translucent roof lights and roller shutter access. Externally there is a concrete loading and parking area.

Neighbouring occupiers include Screwfix, Euro Car Parts and Cecil & Larter.

Accommodation

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

Total	3,600 Sq Ft	334.44 Sq M
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Availability

The property is available TO LET from September 2022 on terms to be agreed.

Rent

£32,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £16,750 (2017).

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 have most recently been used for Storage and distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is to be confirmed.

Viewing & Further Information

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