

Modern Business Unit - TO LET

Unit 2 Woodside Business Park Thetford Road, Ingham, Bury St. Edmunds, IP31 1NR

Merrifields



Size: 1,179 Sq Ft

Located approximately 3.7 miles north of the A14

Split level accommodation

Suitable for office and storage uses

Loading and parking areas

Available TO LET on terms to be agreed



Description

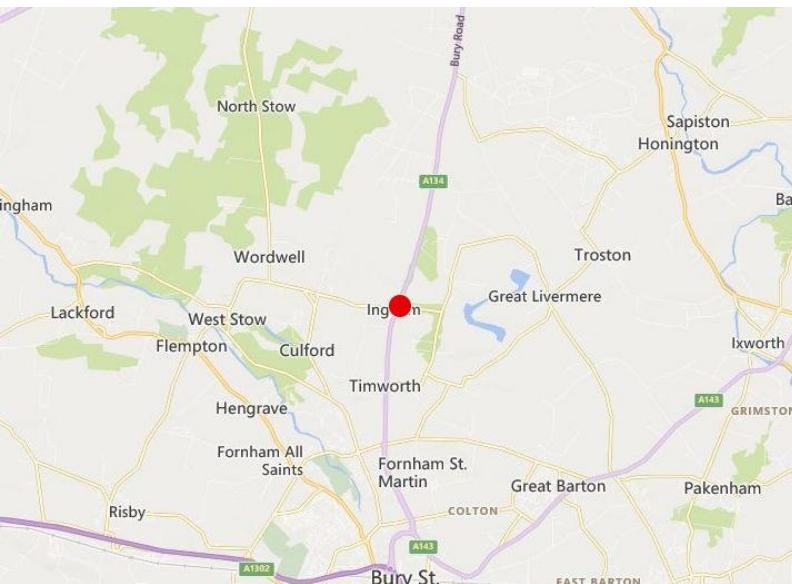
Woodside business park is located in Ingham off the A134 approximately 3.7 miles north of junction 43 of the A14.

Unit 2 is a modern mid terraced business unit with an insulated up and over door giving access to the storage / workshop on the ground floor with a separate entrance to the first floor which is currently laid out as two offices. The specification includes strip lighting, carpeting on second floor offices, tiled flooring on ground floor, air conditioning, electric panel heating, up and over access door and T-point.

Accommodation

The property has been measured to produce the following approximate GIAs:

Ground Floor Workshop	590 Sq Ft	54.81 Sq M
First Floor Office	589 Sq Ft	54.72 Sq M
Total	1,179 Sq Ft	109.53 Sq M



Availability

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

Rent

£11,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £10,000 (2023).

Small business rates relief may be available.

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 Office use within use class E (g). Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is C (66).

Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000873 / 08.01.26

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.