

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



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

Description

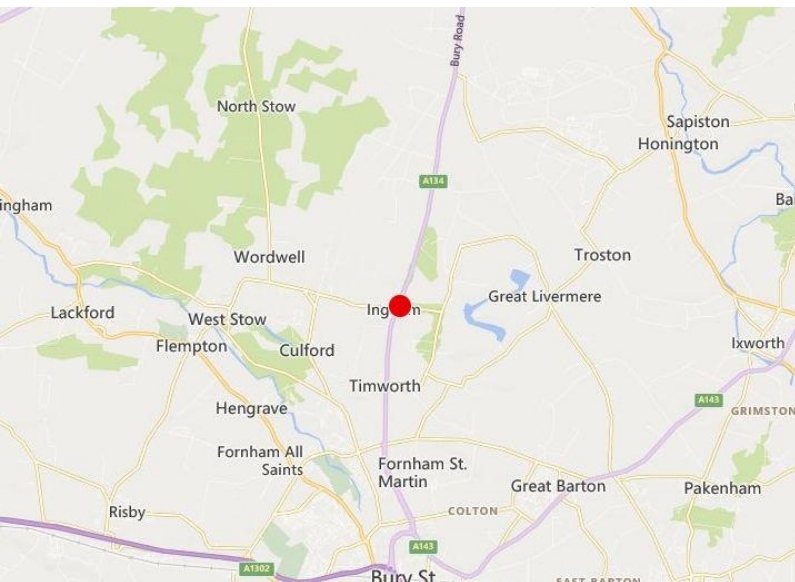
Woodside business park is located in Ingham off the A134 approximately 3.7 miles north of junction 43 of the A14.

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

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