

Industrial / Business Unit - To Let

Unit 5 Combs Tannery, Tannery Road, Combs, Stowmarket, Suffolk, IP14 2EN

Merrifields



Size: 5,377 Sq Ft

Business Unit located on established Business Park


Industrial / Storage / Workshop unit


Forecourt loading and parking areas

To be substantially refurbished

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 1RH

Description

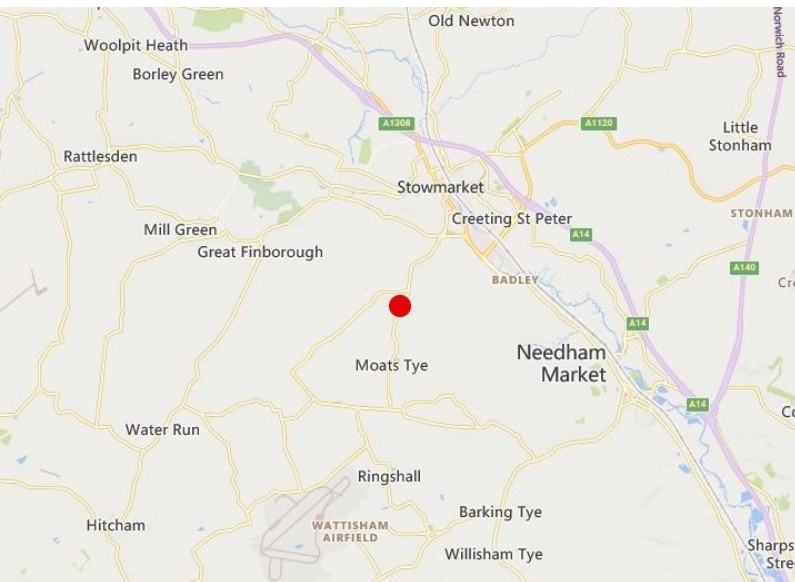
Combs Tannery is located in Combs, overlooking attractive Suffolk countryside, with Stowmarket within 2 miles. The unit is located just over a mile west of Junction 50 of the A14 dual carriageway.

The single storey unit provides open plan storage / workshop space. There are WC's and kitchen area. A roller shutter door provides access for loading and externally there is a forecourt, parking and loading area. The unit is to be substantially refurbished to include a new insulated plasticised metal roof.

Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	5,377 Sq Ft	499.52 Sq M
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Availability

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

Rent

£35,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £17,000 (2023).

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

The landlord will issue a standard lease and no legal costs will be required unless a tenant requires it.

Use & Planning

The premises are suitable for storage and distribution uses within a B8 use of light industrial uses within an E g (ii,iii) use class. Interested parties should make their own enquiries to the LPA.

EPC

EPC to be confirmed.

Viewing & Further Information

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