

Well Equipped Warehouse - To Let

4 Chapel Pond Hill, Bury St. Edmunds, Suffolk, IP32 7HT

Merrifields



Size: 10,762 - 15,731 Sq Ft

Modern Warehouse in Bury St Edmunds


Good access to the A14 at Junction 43


Mezzanine level of 4,969 sq ft

Suitable for Warehousing and other industrial uses
STPP

Available To Let on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

The property is located on Chapel Pond Hill in Bury St Edmunds, a modern industrial estate, off Compiègne Way, about 0.5 mile from the A14 at Junction 43. Bury St Edmunds is a well placed strategic location on A14 linking the port of Felixstowe, Cambridge and the wider road network.

The property benefits from good quality offices, a mezzanine floor (4,969sq ft) and racking (both can be removed), two roller shutter doors and 3 phase electricity. Externally there is parking and loading / Maneuvering areas.

Accommodation

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

Ground Floor	887.85 Sq M	9,557 Sq Ft
First Floor Offices	111.94 Sq M	1,205 Sq Ft
First Floor Mezzanine	461.62 Sq M	4,969 Sq Ft
Total	999.79 - 1,461.41 Sq M	10,762 - 15,731 Sq Ft



Availability

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

Rent

£69,500 per annum exc.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £59,000 (2023).

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.

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.

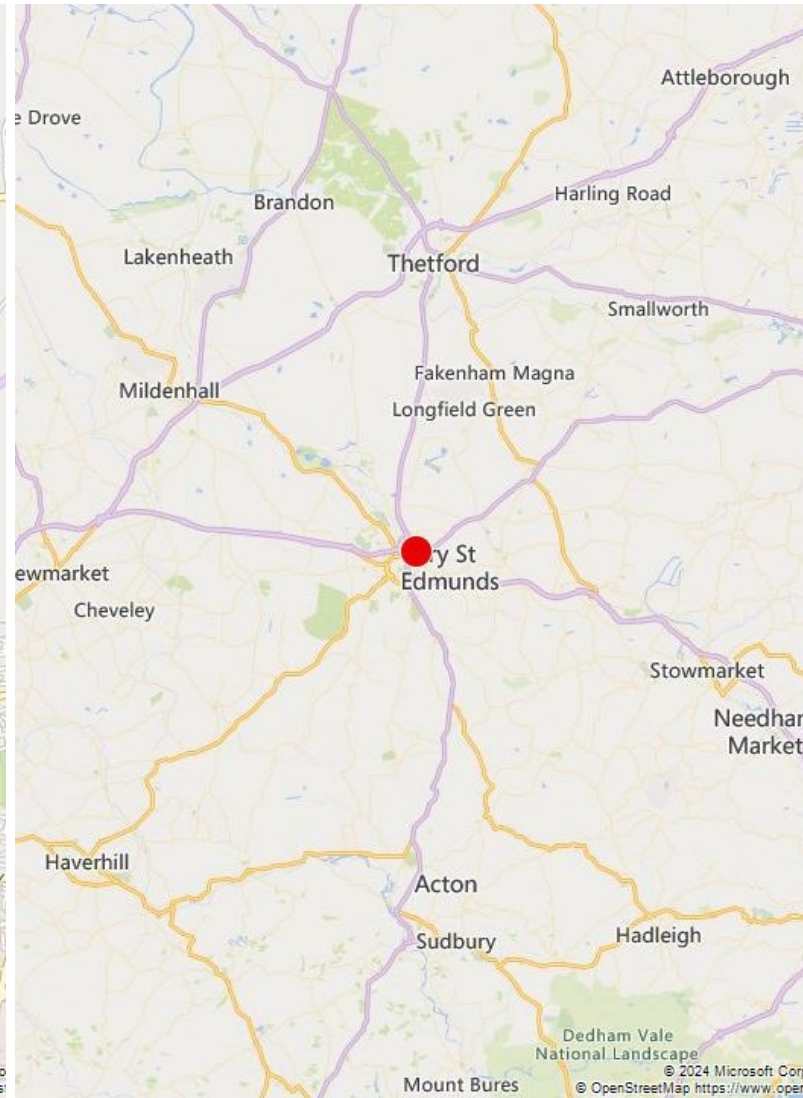
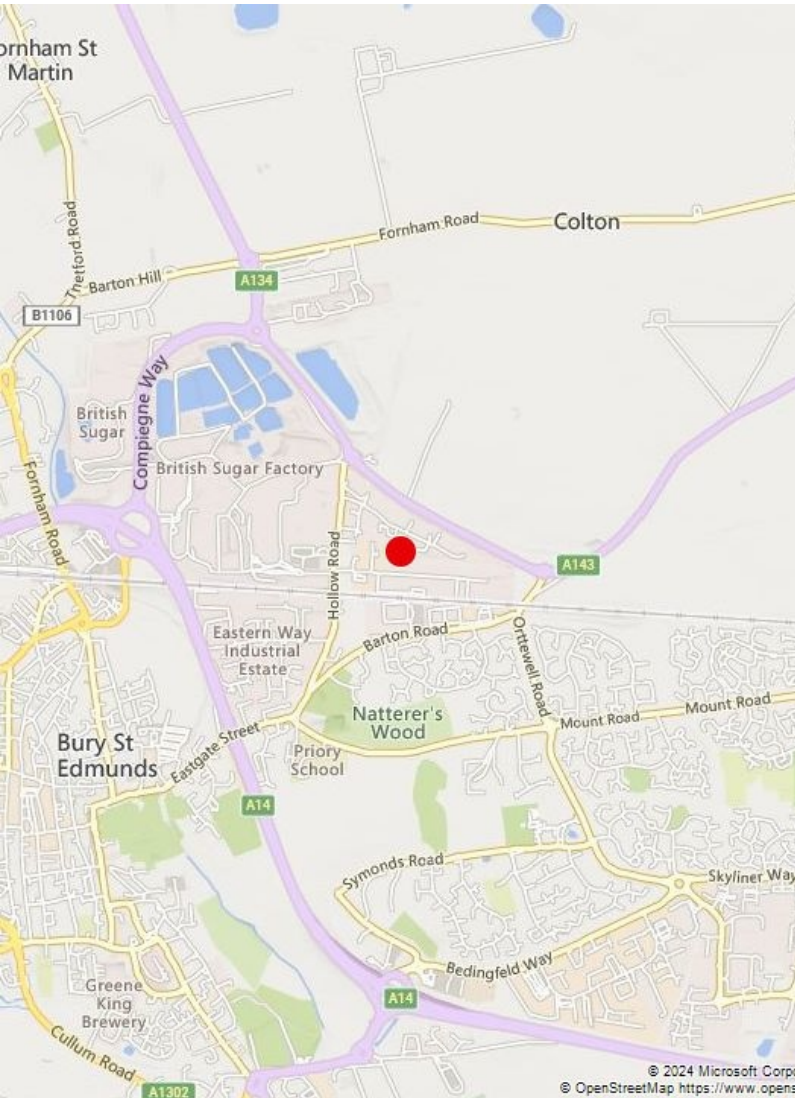
EPC

The EPC rating is D (83).



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Viewing & Further Information

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REF: A0710 / 12.06.24

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