

Industrial/Business Unit - TO LET

Unit 8 Shepherds Grove Industrial Estate, Stanton, Suffolk, IP31 2AR

Merrifields



Size: 2,552 Sq Ft

Located on Shepherds Grove Industrial Estate


Office and warehouse accommodation


Forecourt parking and loading areas

Suitable for E (g), B2 & B8 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

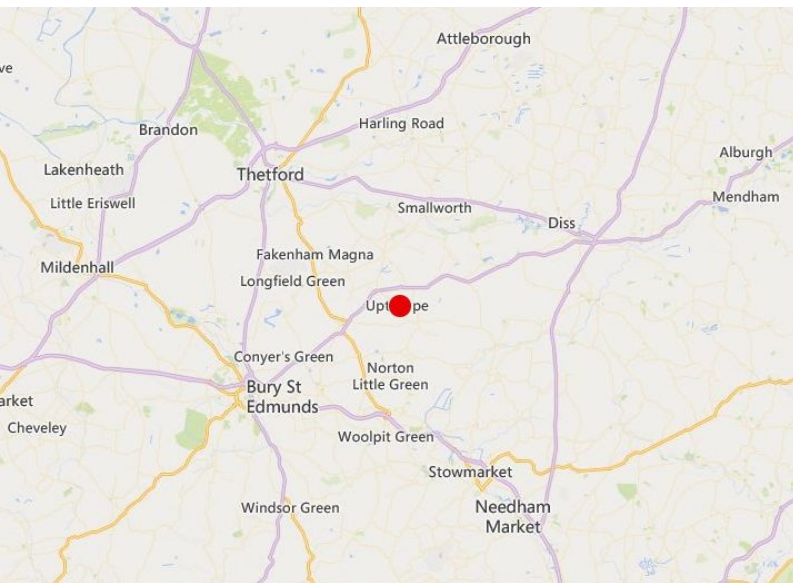
The property is located on Shepherds Grove Industrial Estate which is located 1.7 miles from the A143 Bury to Diss road. The single storey business unit are of steel frame construction and blockwork walls with profiled insulated metal sheet roofs and concrete floors.

The property is laid out to provide office/ancillary accommodation to the front and warehouse/workshop space to the rear. The unit has recently been refurbished and benefits from WC facilities, 3 phase electricity, LED lighting, translucent roof lights and new electric roller shutter door.

Accommodation

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

Total	2,552 Sq Ft	237.08 Sq M
-------	-------------	-------------



Availability

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

Rent

£15,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The business rates are in the process of being reassessed.

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 contribute £750 plus VAT towards the Landlord's legal costs.

Use & Planning

The premises have most recently been used for manufacturing, storage and distribution within a B2 and 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

Mark Kohler

01284 700700

mark@merrifields.co.uk

REF: A000706/3 / 10.03.25

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.