

## Self-contained Business Unit with ample parking - To Let

Unit 11 The Brickworks Old Stowmarket Road, Woolpit, Bury St. Edmunds, Suffolk, IP30 9QS

# Merrifields



Size: 888 Sq Ft

Located in Woolpit, 10 miles from Bury St Edmunds


Suitable for office and other business uses


Central heating and air conditioning

Plenty of parking on site

Available TO LET on standard estate lease

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## Description

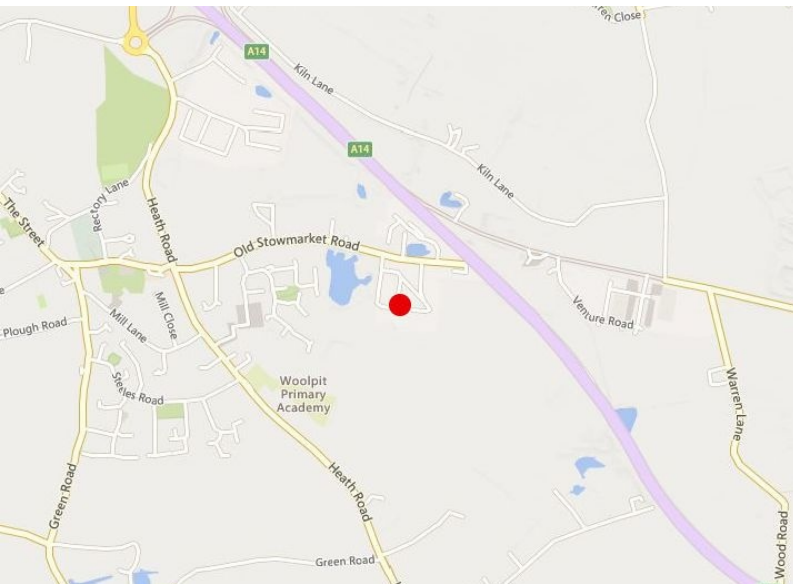
The Brickworks are a series of converted former agricultural buildings located in Woolpit, 10 miles from Bury St Edmunds and 7 miles from Stowmarket.

Unit 11 is located to the rear of the estate and benefits from central heating, air conditioning, windows, carpeting, power/data points, suspended ceiling, two meeting rooms, kitchen and both male & female WCs.

## Accommodation

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

Total	888 Sq Ft	82.5 Sq M
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## Availability

The property is available TO LET immediately on standard estate lease. Furniture within the unit may be included.

## Rent

£9,500 per annum.

## VAT

Option to tax to be confirmed.

## Business Rates

The rateable value is £6,000 (2023).  
Small business rates relief may be available.

## Service Charge

None.

## Costs

The Tenant will pay £300 towards the Landlord's administrative costs of preparing the Lease documents.

## Use & Planning

The property has an established office use.

## EPC

The EPC rating is to be confirmed

## Viewing & Further Information

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