

Modern High Specification Business Unit - TO LET

1 Park Way, Elm Farm Park, Thurston, Bury St. Edmunds, Suffolk, IP31 3TB

Merrifields



Size: 2,160 Sq Ft

Good quality flexible business space


Located in a tranquil countryside setting


Within 3 miles of the A14 at Junction 47

Suitable for office, workshop and storage uses STPP

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

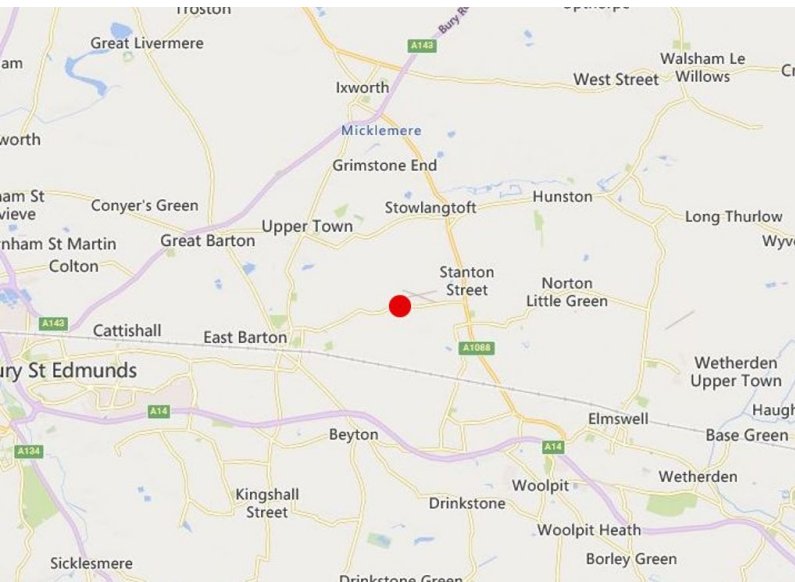
Elm Farm Park is located in the village of Thurston, 8 miles east of Bury St Edmunds and approximately 3 miles from the A14 dual carriageway.

Unit 1 is located on Phase I Parkway and provides well equipped business unit accommodation arranged over ground and first floor with partitioned offices and storage areas. The specification includes, acoustic flooring, air cooling, glazed elevations, WC and kitchenette facilities, LED lighting and good on site parking provision.

Accommodation

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

Total	2,160 Sq Ft	200.66 Sq M
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Availability

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

Rent

£25,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £9,000 (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 as an office and storage facility. The premises would be suitable for various light industrial, office and business services uses within Class E of the use classes order.

EPC

The EPC rating is B (26).

Viewing & Further Information

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