

# Strategically Located Industrial Unit - To Let (May Sell)

Vision House Cavendish Road, Bury St. Edmunds, Suffolk, IP33 3TE

# Merrifields



**Size: 11,196 Sq Ft**

Well presented and functional accommodation


Within 0.8 miles of the A14


Office, warehouse and external storage areas

Suitable for Industrial and Storage uses (STPP)

Available For Sale or To Let on terms to be agreed

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



## Description

The property is located on Cavendish Road in Bury St Edmunds and 0.8 miles from J42 of the A14 trunk road which links Suffolk to the M11 towards London and South East and the M6 to the Midlands.

The industrial unit comprises a steel portal framed unit with a modern overlaid steel profile insulated roof, with steel profile and brick elevations. The property has two storey ancillary block with open and cellular offices, kitchenettes and WCs. The office specification is modern and fresh with LED lighting, carpeting and air cooling/heating. The warehouse specification includes a concertina level access door, translucent roof lights concrete floor, high bay lighting and eaves to approximately 5.14m.

The property further benefits from a modern biomass heating system thus making heating the property cost neutral, tarmac parking, external storage, loading and circulation areas.

## Accommodation

The property has been measured to produce the following approximate GIAs:

Ground floor office and warehouse	830.43 Sq M	8,939 Sq Ft
First floor office and storage	209.68 Sq M	2,257 Sq Ft
Total	1,040.11 Sq M	11,196 Sq Ft





### Availability

The property is available To Let (May Sell) immediately on terms to be agreed.

### Rent

£82,500 per annum exclusive.

### Price

On application.

### VAT

The premises are opted for VAT.

### Business Rates

The rateable value is £52,000 (2023).

### Costs

Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by the landlord.

### Use & Planning

The premises have most recently been used as a storage facility within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

### EPC

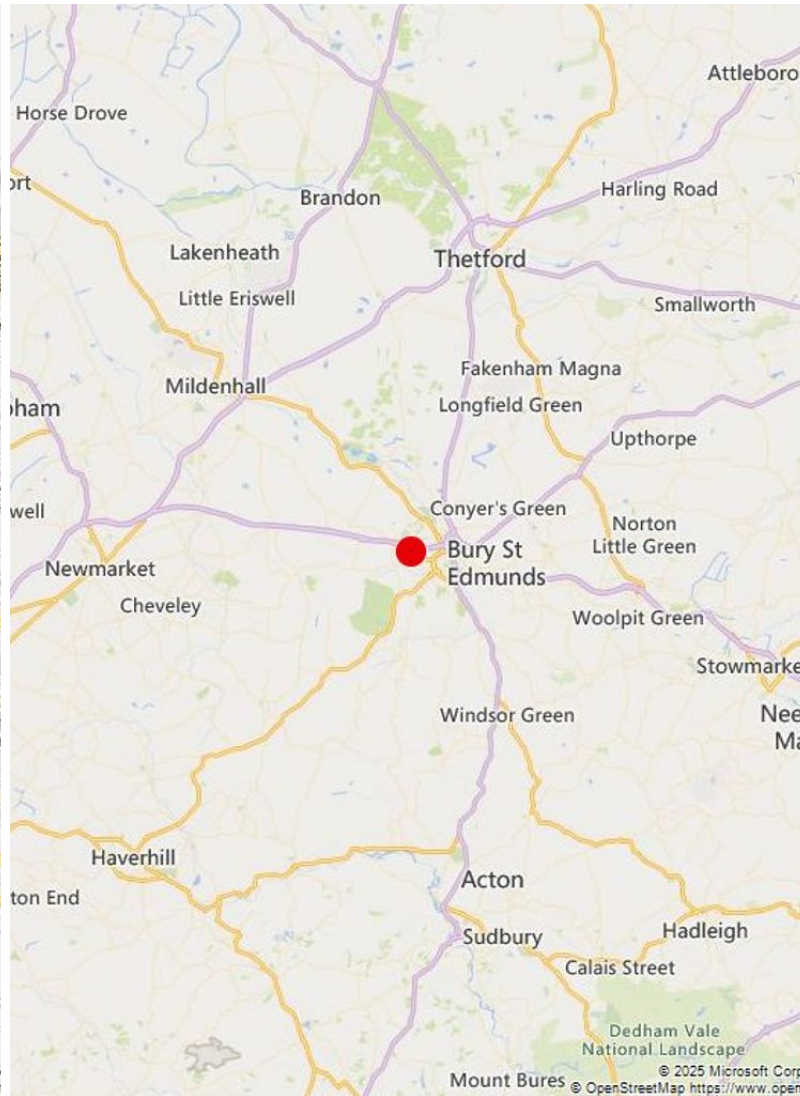
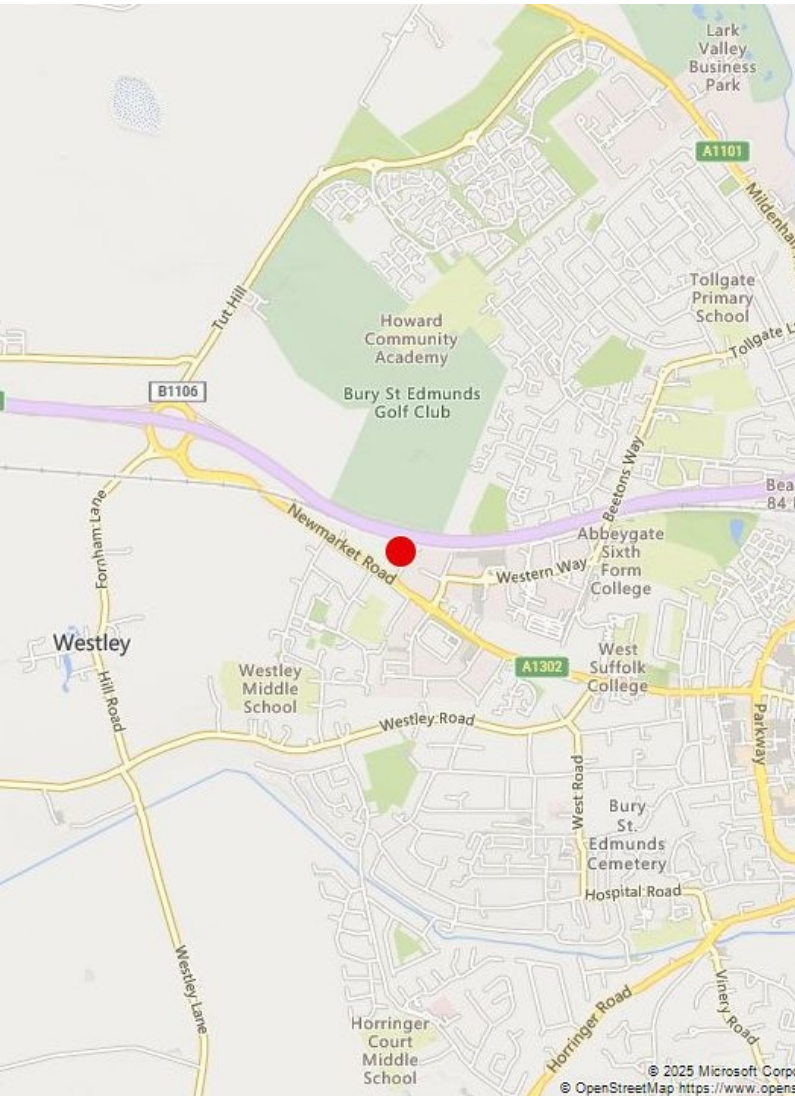
The EPC rating is B (34).





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### Viewing & Further Information

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