

Warehouse / Workshop - TO LET

Unit 3A Barton Road Trading Estate, Bury St. Edmunds, Suffolk, IP32 7BE

Merrifields



Size: 2,472 Sq Ft

Located on Barton Road Trading Estate


Open plan workshop/storage space


Ancillary office and WC facilities

Suitable for Workshop or 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

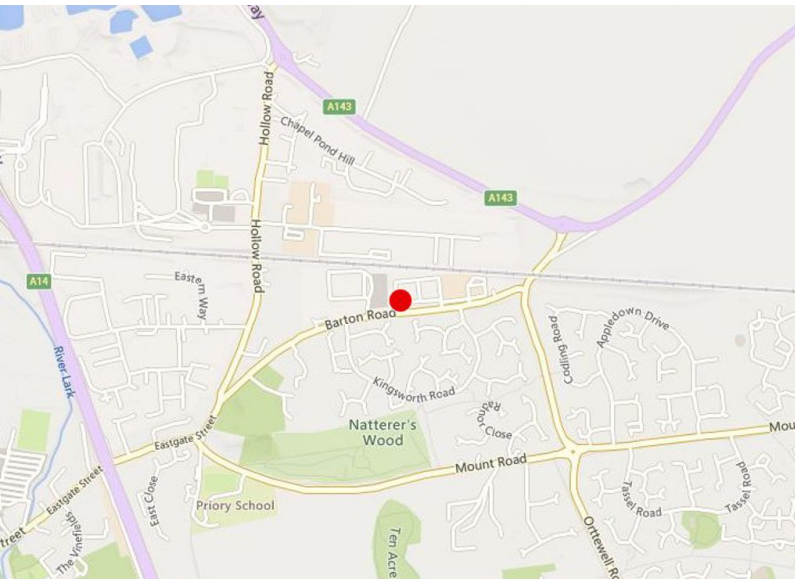
Terrace business unit located on Barton Road Trading Estate in Bury St Edmunds. The Estate provides good access to the A14 via the A134.

The unit provides open plan warehouse or workshop space and includes an office, cloakroom, 3-phase electricity and roller shutter door. Externally there are approximately 5 parking spaces.

Accommodation

The property has been measured to produce the following approximate GIA(s):

Total	2,472 Sq Ft	229.65 Sq M
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Availability

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

Rent

£13,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £14,750 (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 a workshop within a B2 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is C (67).

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Viewing & Further Information

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