

Modern Business Unit - TO LET

Unit 1 Woodside Business Park, Ingham, Bury St. Edmunds, Suffolk, IP31 1NR

Merrifields



Size: 1,213 Sq Ft

Located approximately 3.7 miles north of the A14

Split level accommodation

Suitable for office and storage uses

Loading and parking areas

Available TO LET on terms to be agreed



Description

Woodside business park is located in Ingham off the A134 approximately 3.7 miles north of junction 43 of the A14.

Unit 1 is a modern mid terraced business unit with an insulated up and over door giving access to the storage / workshop on the ground floor with a separate entrance to the first floor which is currently laid out as an office. The premises is currently under refurbishment with the specification to include LED lighting, decorated walls throughout, suspended ceiling and carpet tiles to the first floor offices.

Accommodation

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

Ground Floor Workshop	56.39 Sq M	607 Sq Ft
First Floor Office	56.3 Sq M	606 Sq Ft
Total	112.69 Sq M	1,213 Sq Ft



Rent

£11,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £8,500 (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 incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

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

EPC

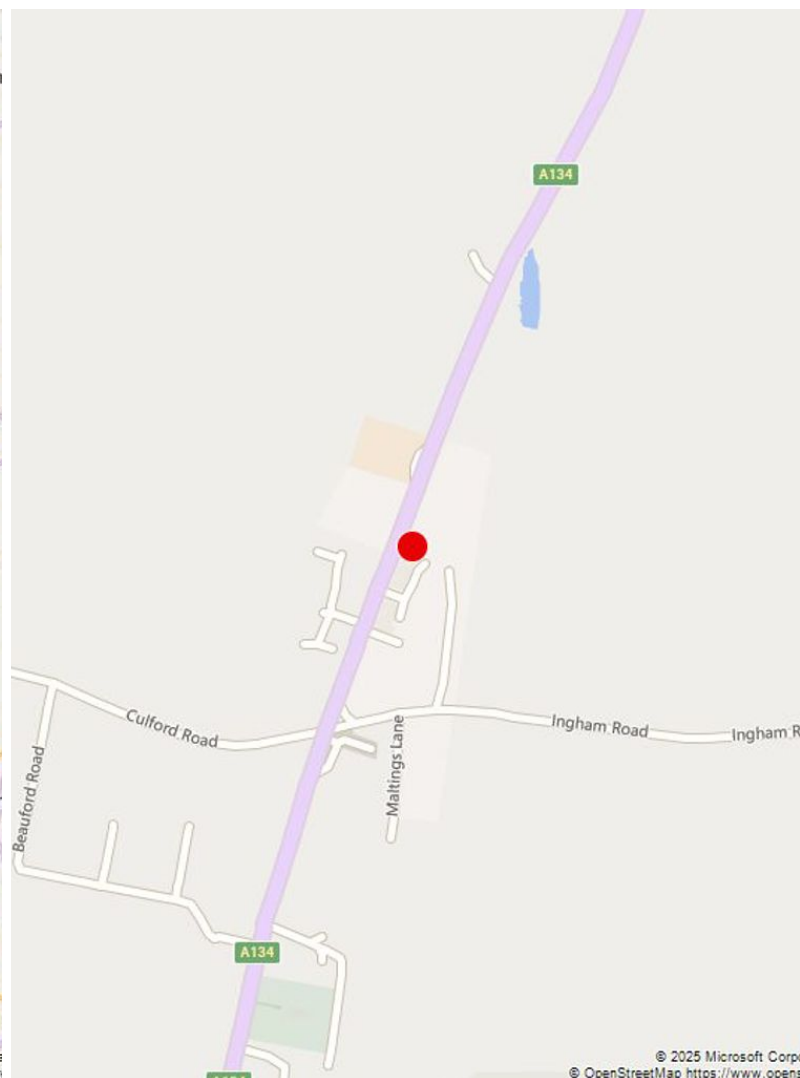
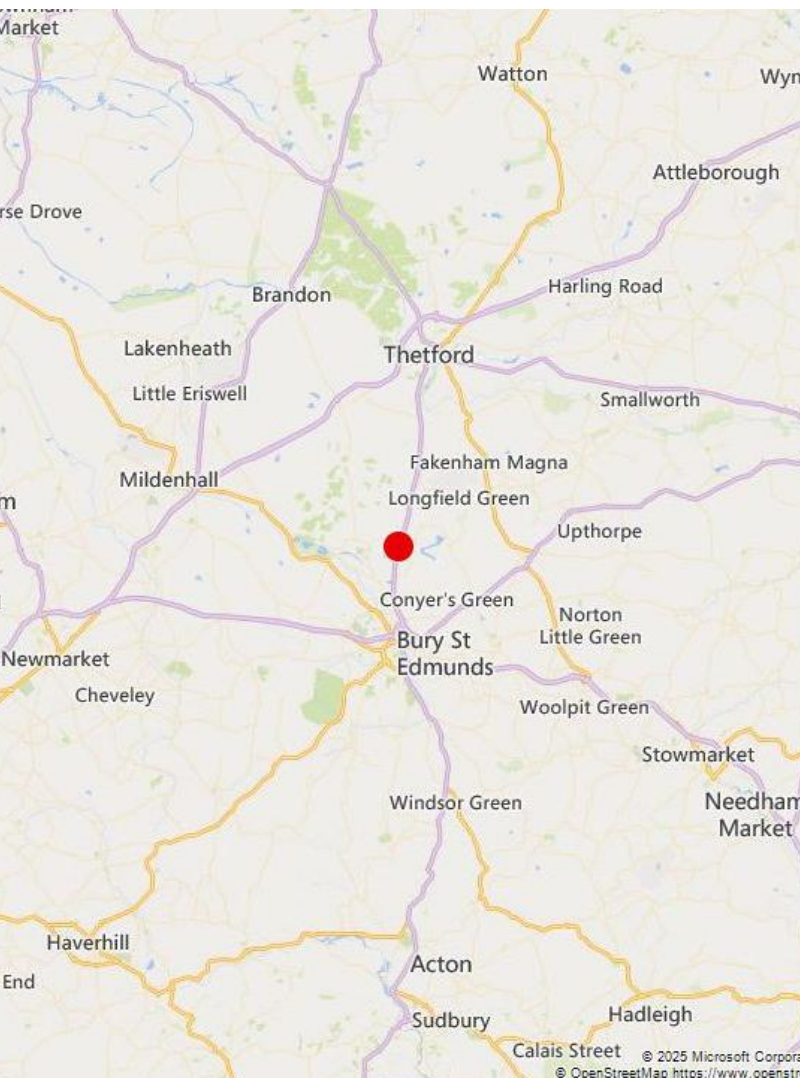
The EPC rating is to be confirmed.



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Viewing & Further Information

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