

Warehouse/Business Unit - TO LET

Priory Barn Drinkstone Road, Gedding, Suffolk, IP30 0QE

Merrifields



Size: 3,444 Sq Ft

Located in Gedding, Suffolk

Warehouse and office accommodation

Good quality secure concrete yard

Suitable for storage and light industrial uses (STPP)

Available To Let on terms to be agreed

 01284 700 700

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 www.merrifields.co.uk

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

Description

Priory Barn is a former agricultural building that has been converted into a good quality warehouse premises. It is located on Drinkstone Road in the village of Gedding approximately 4.6 miles from the A14.

The premises is of steel portal framed construction with timber clad elevations and a profiled metal sheet roof overlaid with clay pantiles. Internally, the accommodation incorporates warehouse/workshop and office areas as well as ancillary stores, kitchen and WC facilities.

The good specification includes LED lighting throughout, concrete warehouse floor, insulated sectional access door, carpeting and air cooling/heating to the offices. Externally, the yard, parking and loading areas are laid predominately to concrete with further areas of hardstanding suitable for external storage. The secure site is bounded by steel palisade fencing and steel gates.

The versatile property would be suitable for a number of uses, and would be particularly suitable for warehouse use as existing and other uses with Use Class E.

Accommodation

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

Ground Floor	266.07 Sq M	2,864 Sq Ft
First Floor	53.88 Sq M	580 Sq Ft
Total	319.95 Sq M	3,444 Sq Ft



Availability

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

Rent

£25,000 per annum exclusive.

VAT

The premises are not opted for VAT.

Business Rates

The rateable value is £13,000 (from April 2026). Small business rates relief may be available.

Service Charge

None.

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 has consent for B8 Storage use under application number 1013/05. The property may be suitable for alternative light industrial, leisure or retailing uses within an E use class (STPP).

EPC

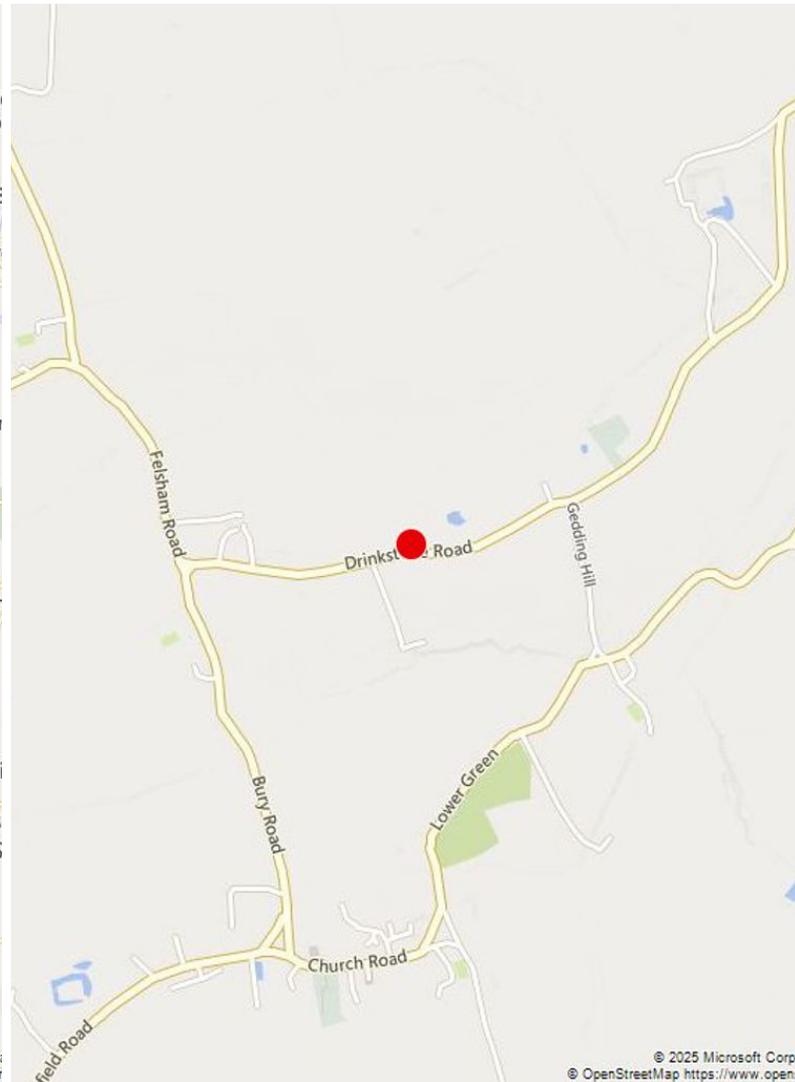
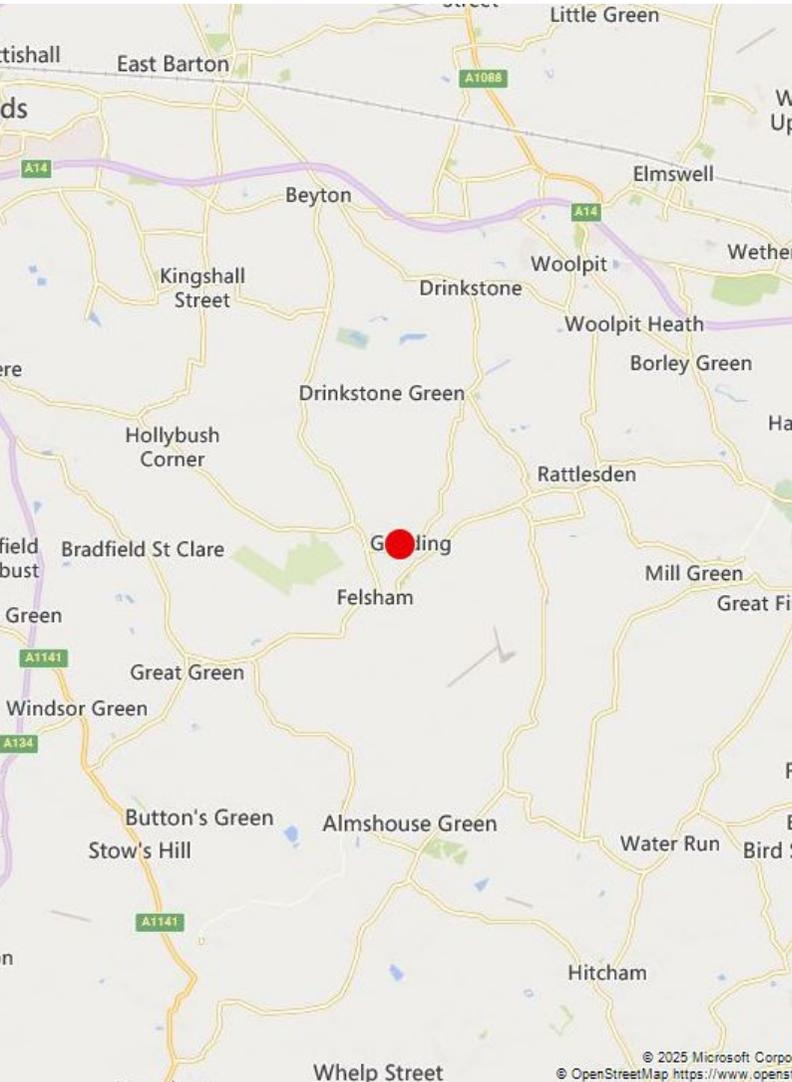
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Viewing & Further Information

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