

Warehouse/Business Unit - TO LET

Unit 1 Arras Road, Bury St. Edmunds, Suffolk, IP33

Merrifields



Size: 1,949 Sq Ft

Located approximately 1.1 miles from the A14

Open plan warehouse with good eaves height

Excellent parking provision

Suitable for storage or light industrial uses (STPP)

Available TO LET on terms to be agreed

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

Description

Arras road is located on the Blenheim Industrial Estate and situated 1.1 miles from J42 of the A14.

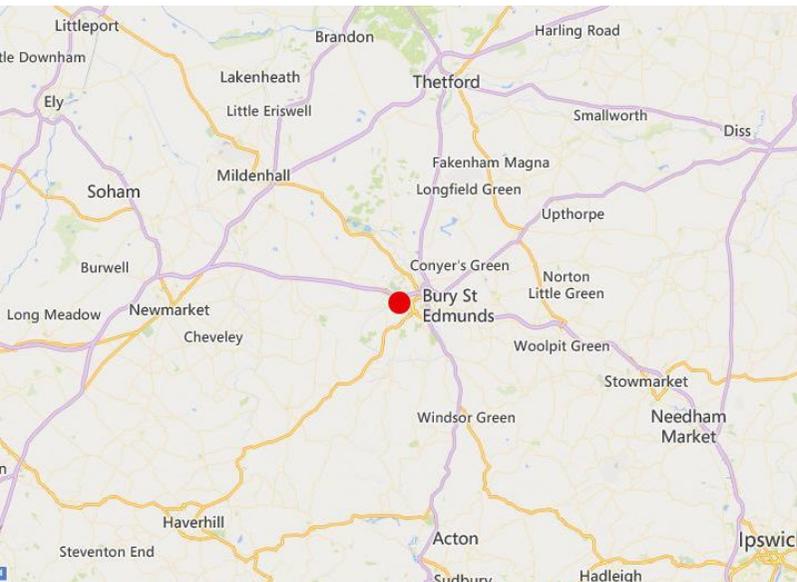
Unit 1 is an end of terrace warehouse of steel portal frame with blockwork walls and plasticised metal sheet elevations under a fibre cement roof.

The unit benefits from warehouse space with approximately 5 metre eaves as well as ancillary office block with kitchen and WC facilities. The specification includes roller shutter door, concrete floors and high bay lighting.

Accommodation

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

Total	1,949 Sq Ft	181.06 Sq M
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Availability

Available TO LET immediately on terms to be agreed.

Rent

£18,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The business rates will be reassessed on subdivision from the adjoining unit.

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 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 for unit 1 and 2 combined is E (102). New EPC ratings will be provided on subdivision of the units.

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Viewing & Further Information

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