

## Modern Business Unit - To Let

10 Mercers Road, Bury St. Edmunds, IP32 7HX

# Merrifields



Size: 1,325 Sq Ft


Workshop and mezzanine accommodation

Approximate GIA of 1,325 sq ft

4 parking spaces and a loading forecourt

Suitable for E(d) and other 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

The property is situated on Mercers Road, just off Chapel Pond Hill, within Bury St Edmunds. The location benefits from excellent road connectivity, with access to Junction 43 of the A14.

The unit is of steel portal frame construction with internal block work and external brick work and cladding elevations under a pitched roof. The accommodation includes a warehouse/ workshop with a kitchenette and W.C. facilities with a small mezzanine storage area. The unit further benefits from a manual up and over access door, translucent roof lights, a suspended gas heater, concrete floor and 4 parking spaces with a loading forecourt. Additional car parking is available, subject to availability, of £45 per bay per month.

## Accommodation

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

Total	1,325 Sq Ft	123.09 Sq M
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## Availability

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

## Rent

£14,000 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £13,250 (2026).

## Service Charge

There is an Estate Service Charge which is circa £675 per annum (2026).

## Costs

Each party will bear their own legal costs.

## Use & Planning

The premises has consent for E(d) use under application number DC/17/1766/FUL. Interested parties should make their own enquiries to the local planning authority for their proposed use.

## EPC

The EPC rating is C (57).

## Viewing & Further Information

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