

Well Presented Warehouse and Offices - FOR SALE

Gatehouse Dettingen Way, Bury St. Edmunds, Suffolk, IP33 3TU

Merrifields



Size: 7,615 Sq Ft

Well presented and functional accommodation


Within 1 mile of the A14


Offices, warehouse and first floor storage area

Suitable for Industrial and Storage uses (STPP)

Available For Sale or 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 in Bury St Edmunds, an established market town in West Suffolk. The town benefits from direct access to the A14 road, providing strong connectivity to Cambridge, the M11 motorway and the Port of Felixstowe.

The unit comprises a steel portal framed unit with an overlaid steel profile insulated roof, with metal sheet cladding, and part brick elevations. The property has a two storey ancillary block with cellular offices, a café, 2 kitchens and 4 WCs. The office specification is modern and with spot lighting, carpeting, air conditioning and gas central heating.

The warehouse specification includes two roller shutter doors consisting of 3.3m access width and 4.18m height, translucent roof lights, concrete floor, LED lighting, a first floor storage area with 2 further offices below and eaves to approximately 6m. Externally, the property offers 11 car parking spaces, a courtyard and side access for a small pallet truck.

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Accommodation

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

Ground Floor Office and Warehouse	526 Sq M	5,662 Sq Ft
First Floor Office and Mezzanine	181.43 Sq M	1,953 Sq Ft
Total	707.43 Sq M	7,615 Sq Ft



Availability

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

Price

£900,000 exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £41,250 (2026).

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises has planning permission for storage and distribution (B8) under planning number: E/96/1459/P The property may be suitable for alternative uses within an E Use class STPP.

EPC

The EPC rating is B (50).



