

Modern Business Unit - TO LET

Unit 1, Brickfields Business Park, Old Stowmarket Road, Woolpit, Bury St. Edmunds, Suffolk, IP30 9QS

Merrifields



Size: 1,770 Sq Ft

Open plan office space


Suitable for Class E uses


Well located within the village, close to A14

Ample parking provisions

Available TO LET immediately

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

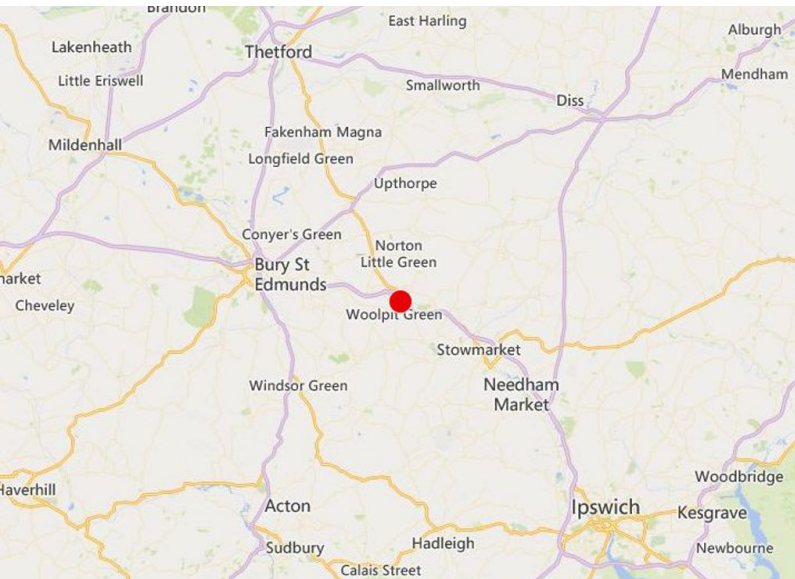
The property is situated in Woolpit, a village on the outskirts of Bury St Edmunds. The village benefits from direct access to the A14, providing strong connectivity to Cambridge, the M11 motorway and the Port of Felixstowe.

The property comprises a modern and high specification business unit split across ground and first floor accommodation. The unit has full height glazed frontage, a ground floor reception area and offers open plan working space across both floors. The property also benefits from a kitchen and WC.

Accommodation

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

Total	1,770 Sq Ft	164.43 Sq M
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Availability

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

Rent

£21,500 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £13,250 (2026).

Service Charge

None.

Costs

Each party will bear their own legal costs. The tenant will cover any abortive legal costs incurred by the landlord.

Use & Planning

The premises has planning permission for light industrial/business use under planning number: 0495/89/OL The property may be suitable for alternative uses within an E Use class STPP

EPC

The EPC rating is D (80).

Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000922 / 11.06.26

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