

Substantial Warehouse Unit - TO LET

The Cold Store Edmunds Hill, Stradishall, Suffolk, CB8 8YY

Merrifields



Size: 15,000 - 35,000 Sq Ft

Good quality concrete yard and loading areas

Newmarket and Bury St Edmunds both approximately 10 miles

Mains water and electricity 175kVA capacity available

Long term lease options available

Available immediately TO LET on terms to be agreed

 01284 700 700

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

Description

A detached warehouse extending to approximately 35,000 sq.ft is available to let for commercial use, subject to the relevant provisions of the Planning Use Class Order. Formerly operated as an agricultural cold store, the property offers substantial open storage suitable for a variety of business, storage, distribution, manufacturing, or trade-related uses, subject to any necessary consents.

The unit benefits from an established right of access to provide convenient entry for commercial vehicles and day-to-day operations. In addition, there is ample on-site parking and external space to support staff, visitors, and logistics requirements. A long lease is available, offering occupiers an excellent opportunity to secure flexible commercial premises with potential for a range of business activities.

Accommodation

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

Total	1,393.5 - 3,251.5 Sq M	15,000 - 35,000 Sq Ft
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The property is available in part or as a whole from 15,000 sq ft - 35,000 sq ft



Availability

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

Rent

Rent upon application.

VAT

The property is opted for VAT.

Business Rates

The premises are currently not assessed for rates. Please contact the office for more information.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises currently have an agricultural use class. Interested parties should contact the agents for more information with their specific use requirements.

EPC

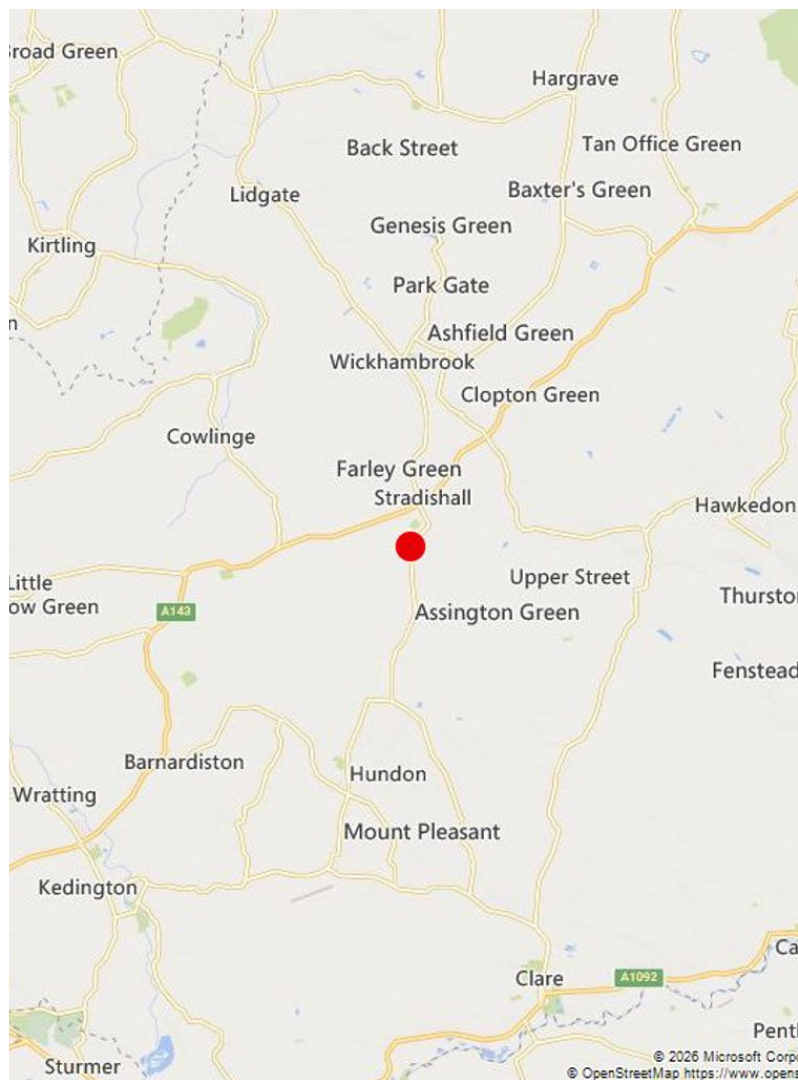
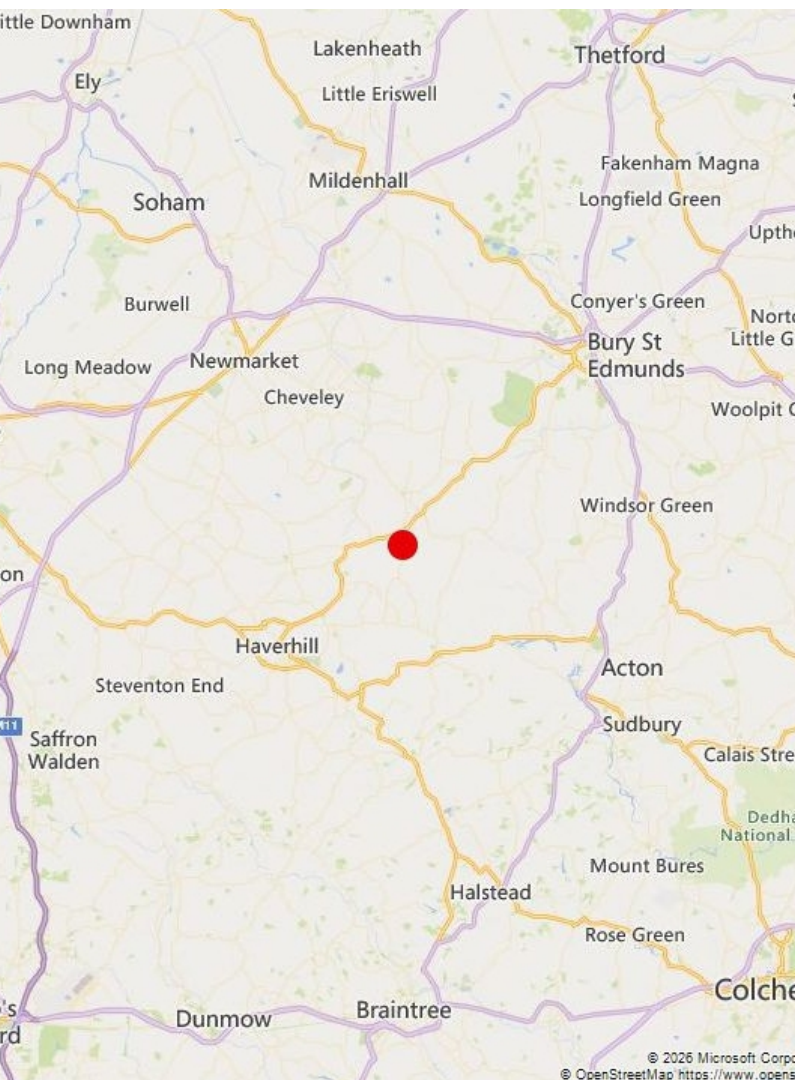
The EPC rating is to be confirmed.



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Viewing & Further Information

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REF: A4418 / 14.07.26

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