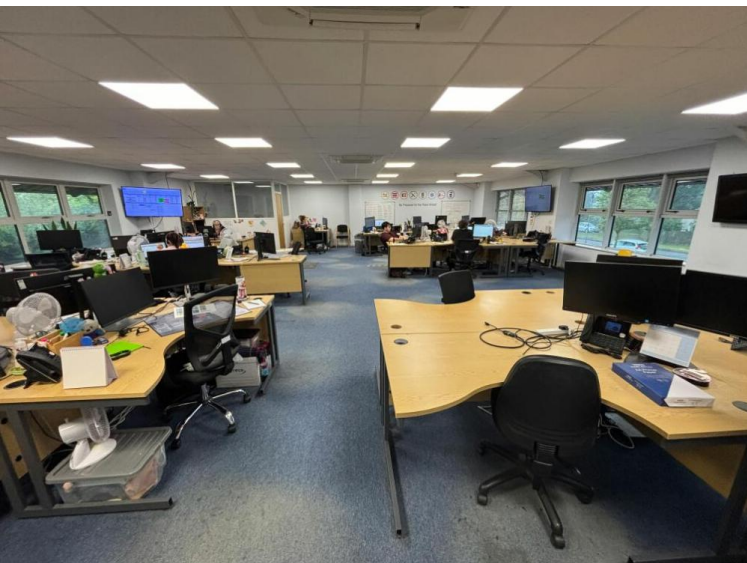


Modern Business Unit - TO LET

Unit 6 Brickfields Business Park, Woolpit, Bury St. Edmunds, Suffolk, IP30 9QS

Merrifields



Size: 4,030 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

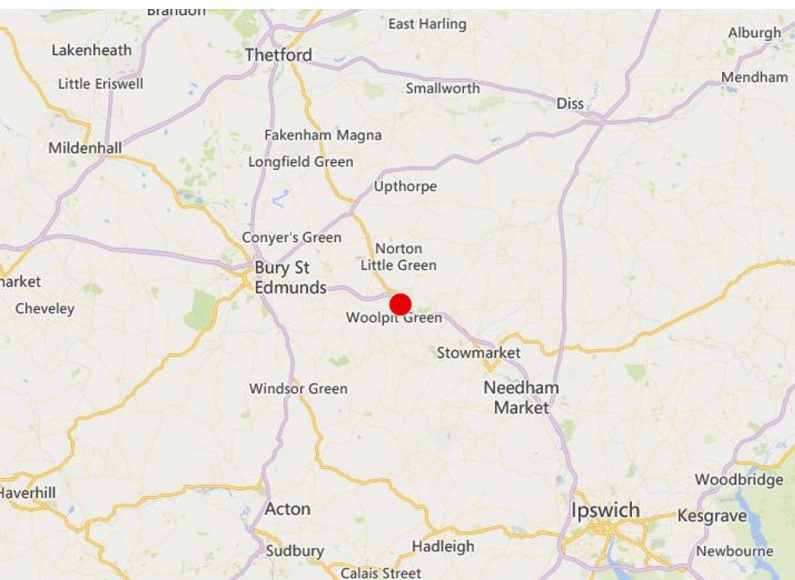
The property is situated in Woolpit, a village on the outskirts of Bury St Edmunds. The village benefits from direct access to the A14, providing strong connectivity to Cambridge, the M11 motorway and the Port of Felixstowe.

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):

Ground Floor	2,015 Sq Ft	187.19 Sq M
First Floor	2,015 Sq Ft	187.19 Sq M
Total	4,030 Sq Ft	374.39 Sq M



Availability

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

Rent

£48,500 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £18,684 (2026).

Rateable value to be split once let.

Service Charge

Estate Charge - 2.5% of annual rent.

Costs

Each party will bear their own legal costs.

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 C (63).

Merrifields

Viewing & Further Information

Anaya John-Baptiste

01284 700700

anaya@merrifields.co.uk

Jack Hastings

01284 700700

jack@merrifields.co.uk

REF: A000924 / 29.06.26

Merrifields for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Merrifields has any authority to make or give any representation or warranty whatsoever in relation to this property.



01284 700 700



info@merrifields.co.uk



www.merrifields.co.uk

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