Refurbished Warehouse Unit - TO LET

Unit B4 Chase Road, Bury St Edmunds, Suffolk, IP32 6NT

Merrifields





Size: 5,208 Sq Ft

- Located 1.9 miles from J42 of the A14
- Suitable for warehousing and industrial uses STPP
- Loading and parking areas
- Two storey office accommodation

Available TO LET on terms to be agreed.

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

Description

Unit B4 is located on Chase Road on the outskirts of Bury St Edmunds, within 1.9 miles of j42 of the A14 dual carriageway.

The estate comprises a terrace of 8 units, with unit B4 located on the end of the terrace. The warehouse has recently been out into good repair, decorated and is of concrete frame construction with a full height block party wall, part metal cladding to side elevation, concrete asbestos cement roof, LED strip lighting and concrete flooring. It has an independent loading and parking area to the front, with a roller shutter loading door.

The office accommodation offers a ground floor reception, two WC's and a kitchen, with direct access into the warehouse. On the first floor, there are three offices of modular arrangement, carpeted throughout, with electric wall panel heaters. The offices further benefit from, security alarm and UPVC double glazed windows.

Accommodation

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

Total	483.82 Sq M	5,208 Sq Ft

Warehouse Specification

- Eaves Height: 4.71
- Unit Depth: 36.24m
- Unit Width: 11.65m
- Roller Shutter Door: 4.44m (height) 3.64m (width)







01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

Availability
Available TO LET from April 2026.

Rent
£32,500 per annum exclusive.

VAT
The property is opted for VAT.

Business Rates
The rateable value is £29,000 from 1st April 2026.

Service Charge
The service charge budget from 25th December 2025 to 24th December 2026 is £1,835.26 per annum exclusive.

Costs
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning
The premises have planning permission for warehousing via application E/75/1292/P. The premises are suitable industrial uses STPP. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC
The EPC rating is D (93).







01284 700 700

info@merrifields.co.uk

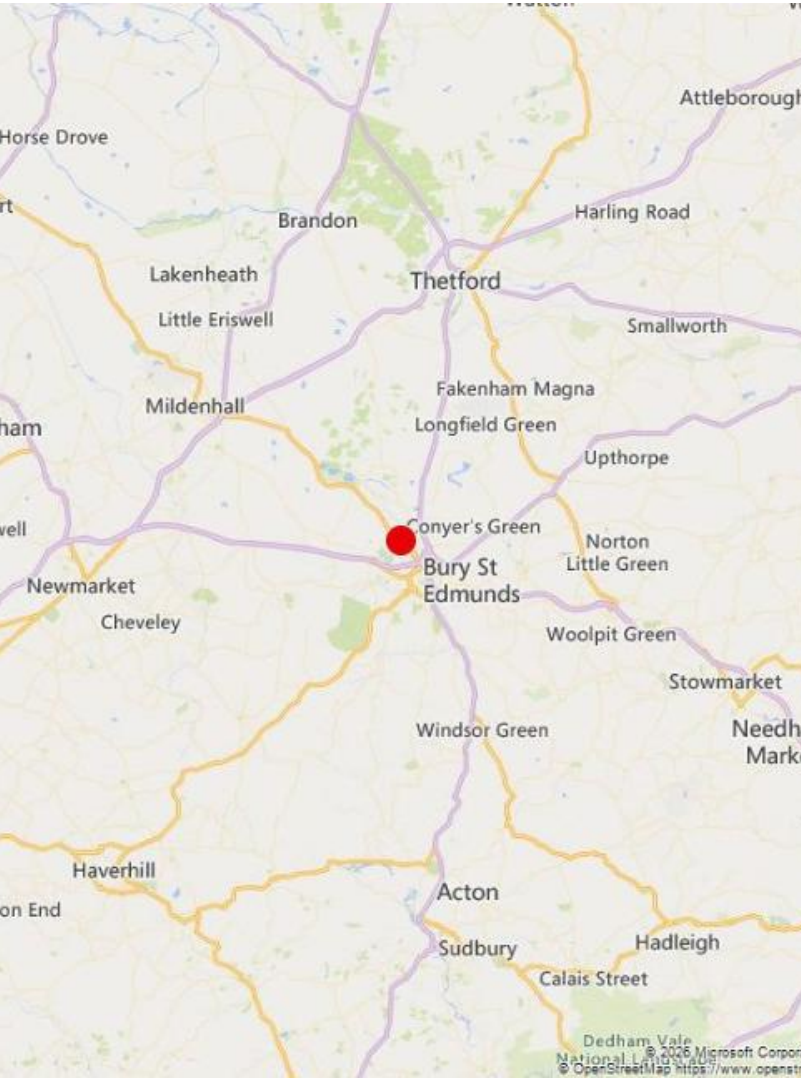
www.merrifields.co.uk

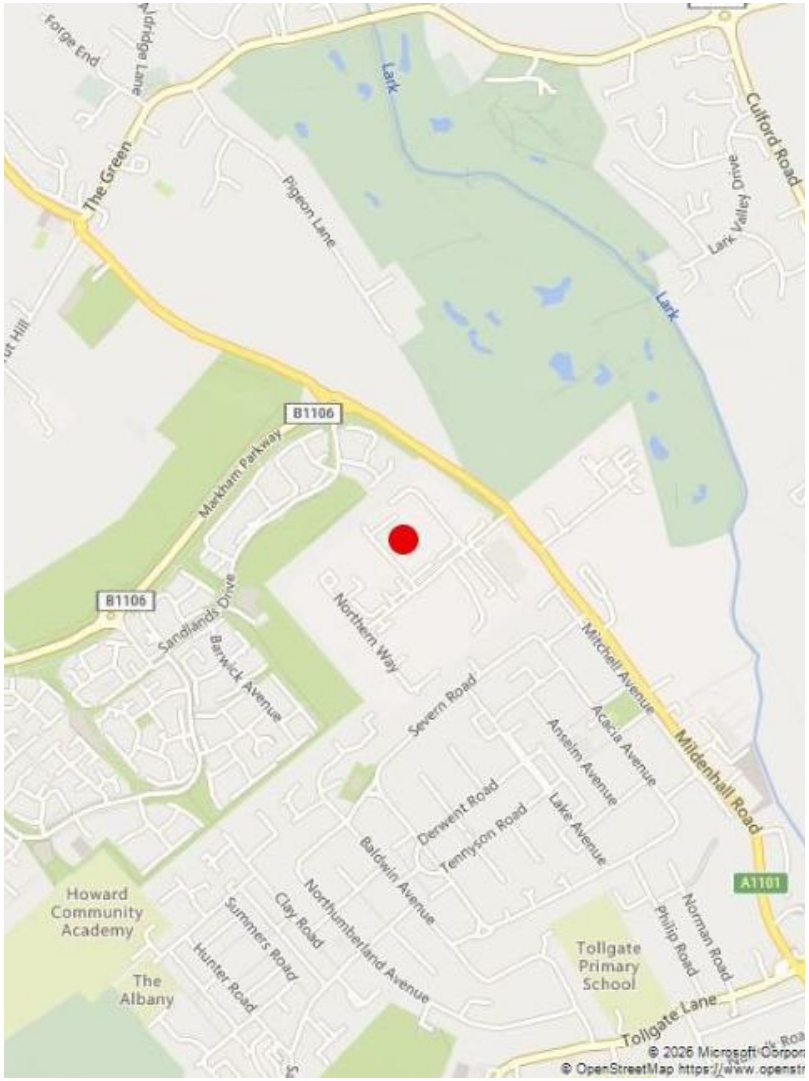
Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Refurbished Warehouse Unit - TO LET

Unit B4 Chase Road, Bury St Edmunds, Suffolk, IP32 6NT

Merrifields





Viewing & Further Information

Anaya John-Baptiste
01284 700700
anaya@merrifields.co.uk

Jack Hastings
01284 700700
jack@merrifields.co.uk

REF: A000868 / 21.10.26

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.