

# Commercial Yard, Office and Workshop - TO LET or FOR SALE

35 Eastern Way, Bury St. Edmunds, Suffolk, IP32 7AB

# Merrifields



## Size: 2,881 Sq Ft

Secure commercial yard on established industrial estate


Site area approximately 0.45 acres


Office and Workshop providing approximately 2,881 sq ft

Suitable for storage depot, vehicle hire / sales and other uses STPP

Available on a new lease from July 2024 or For Sale Freehold

 01284 700 700

 [info@merrifields.co.uk](mailto:info@merrifields.co.uk)

 [www.merrifields.co.uk](http://www.merrifields.co.uk)

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

## Description

35 Eastern Way is a detached business unit located on the Eastern Way Employment Area which has good access to the town centre and the A14.

The site is about 0.48 acres laid to tarmac and concrete enclosed by palisade fencing. There are two buildings on site, an office and workshop and a detached lock up in total providing approximately 2,881 sq ft of space.

The property and yard is available now on a new lease for a term to be agreed or for sale freehold.

## Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Total	267.64 Sq M	2,881 Sq Ft
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Site Area of 0.48 acres.



## Availability

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

## Rent

£37,500 per annum exclusive.

## Price

Guide Price of £475,000 exclusive

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is £16,750 (2023).

## Costs

Each party will bear their own legal costs

## Use & Planning

The property is currently used as a vehicle storage depot and workshop. Alternative uses within Class E, B2 & B8 may be considered. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

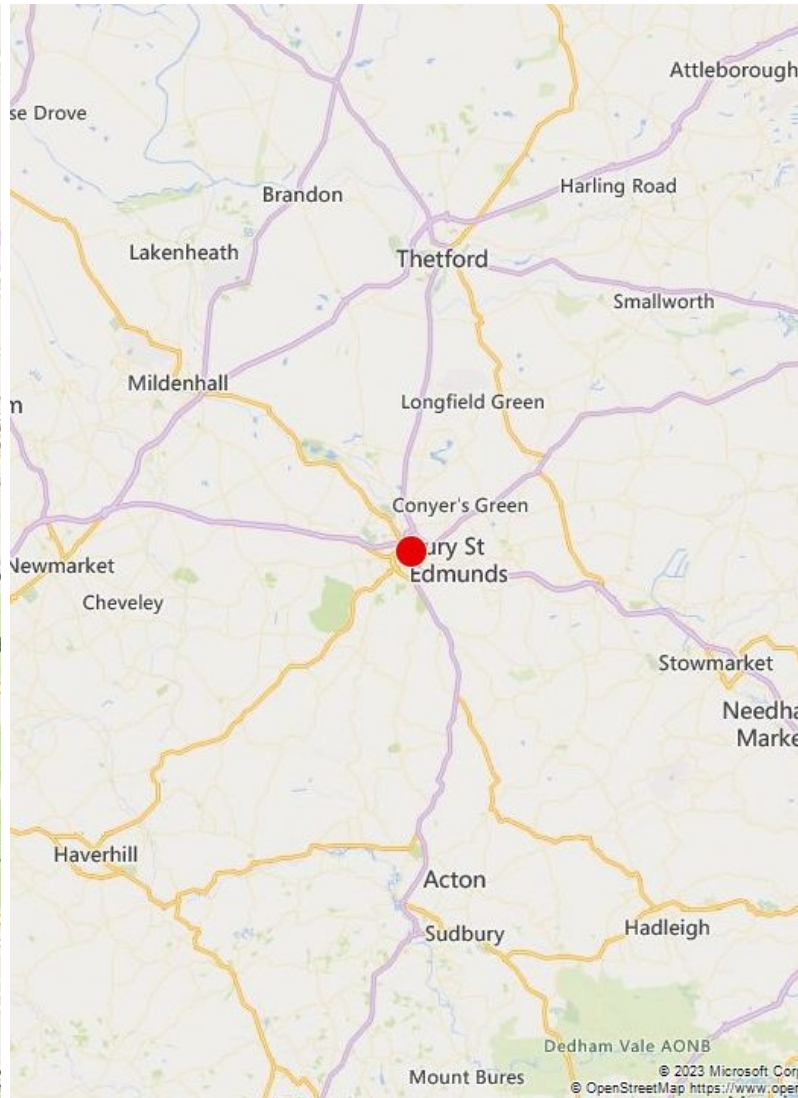
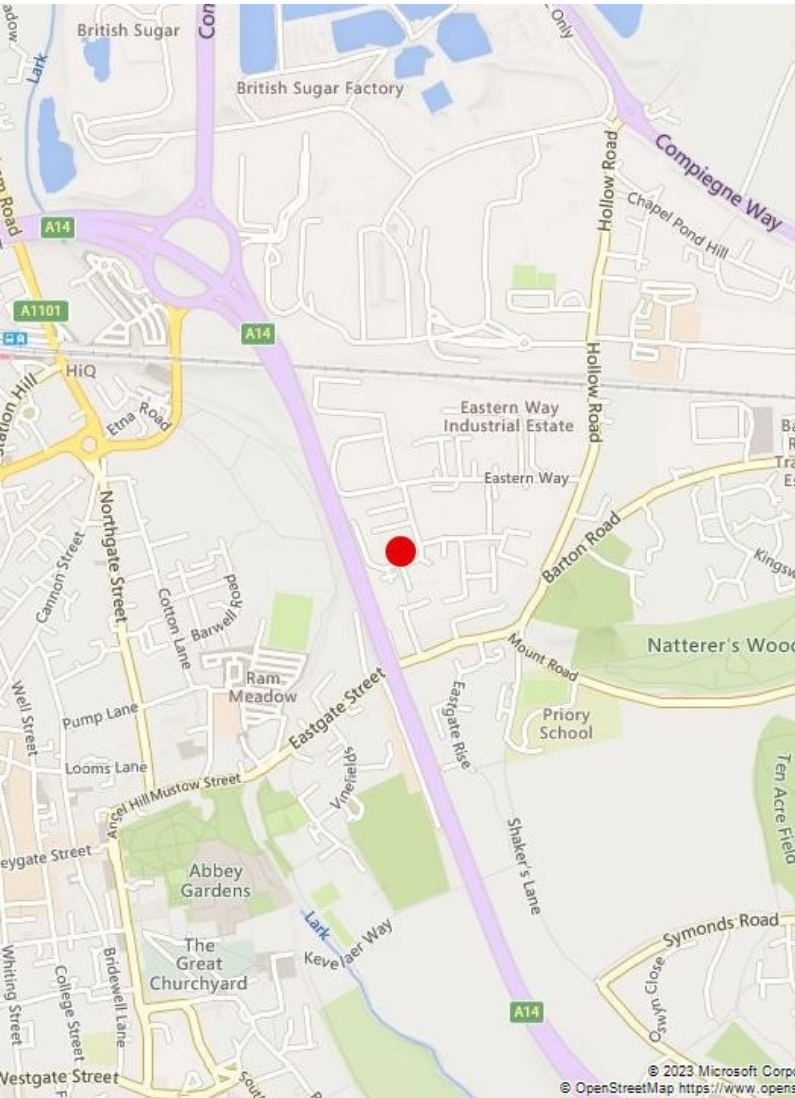
## EPC

The EPC rating is E (118).



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### Viewing & Further Information

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