

Workshop/Warehouse Unit - TO LET or FOR SALE

Unit 3B Woodlands Road, Rougham, Bury St Edmunds, Suffolk, IP30 9ND

Merrifields



Size: 4,097 Sq Ft

Located on Rougham Industrial Estate within 0.6 miles of the A14


Warehouse/Workshop and Office accommodation


Concrete Yard and Loading Areas

Suitable for E (g), B2 & B8 uses (STPP)

Available To Let or For Sale 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

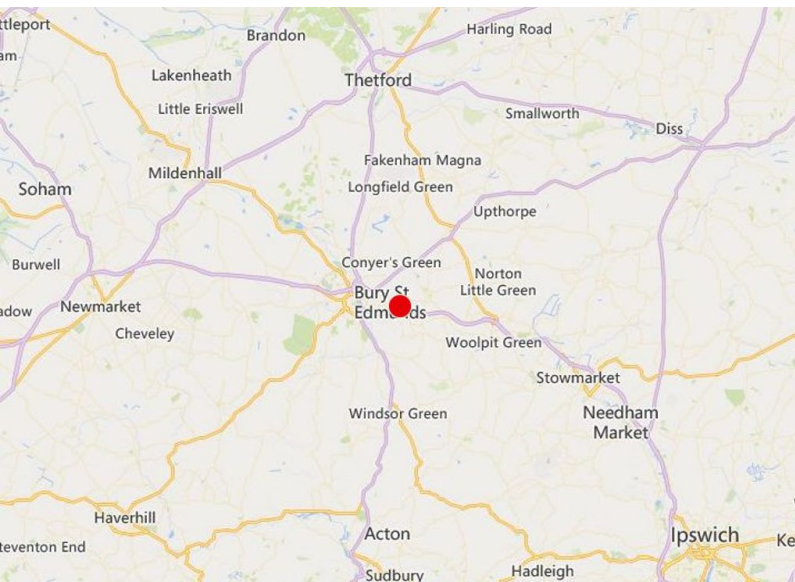
The property is located on Rougham Industrial Estate close to the A14 and approximately 0.6 miles from J45 of the A14.

The unit is of steel frame construction with brick and metal sheet elevations under a profiled steel roof with a concrete loading and parking area. Internally the accommodation includes warehouse and office space with kitchenette and WC facilities. The specification includes a concrete floor, 4 up and over access doors, high bay lighting and 3 phase power.

Accommodation

The property has been measured to produce the following approximate GIAs:

Total	4,097 Sq Ft	380.61 Sq M
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Availability

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

Rent

£29,500 per annum exc.

Price

£425,000 exc.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is TBC.

Service Charge

The purchaser will be responsible for a fair and reasonable proportion of the maintaining the private common access road.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used as a vehicle repair facility. The premises would be suitable for various industrial and storage uses within Class E (g), B2 and B8 of the use classes order (STPP).

EPC

The EPC rating is to be confirmed.

Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Max Ellis

01284 700700

max@merrifields.co.uk

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