Industrial/Research & Development Premises - FOR SALE

Unit 1-3 Brickfields Business Park, Woolpit, Suffolk, IP30 9QS

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Size: 10,088 Sq Ft

- Located 1 mile from junction 47 of the A14
- Workshop, storage and office spaces
- Arranged over ground and first floors
- Excellent parking provision and external storage area
- Available 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

Brickfields Business Park is located on Old Stowmarket Road in Woolpit and approximately 1 mile from Junction 47 of the A14 which links Suffolk and the port of Felixstowe to the M11 towards London and South East and the M6 to the Midlands.

The subject property comprises a steel portal framed unit with an insulated steel profile roof, internal blockwork walls and facing brickwork elevations. The premises has most recently been used as a research and development facility and is fitted out to include various workshop, storage and office spaces across ground and first floors. The specification includes 2 up and over loading doors, LED lighting, a goods lift, concrete, laminate and carpet flooring and air cooling/heating.

The property further benefits dual vehicle entrance and exit points, block paved car parking and external storage areas. There is also scope to subdivide unit 3 from unit 1&2 as both properties benefit from their own utility supplies.

Accommodation

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

Total	937.18 Sq M	10,088 Sq Ft

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Availability
The property is available FOR SALE immediately on terms to be agreed.

Price
Guide Price of £750,000.

VAT
The premises are opted for VAT.

Business Rates
The rateable value is £53,500 (2026).

Service Charge
The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs
Each party will bear their own legal costs.

Use & Planning
The premises have most recently been used for research and development under an E (g) use class. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC
The EPC is D (76).

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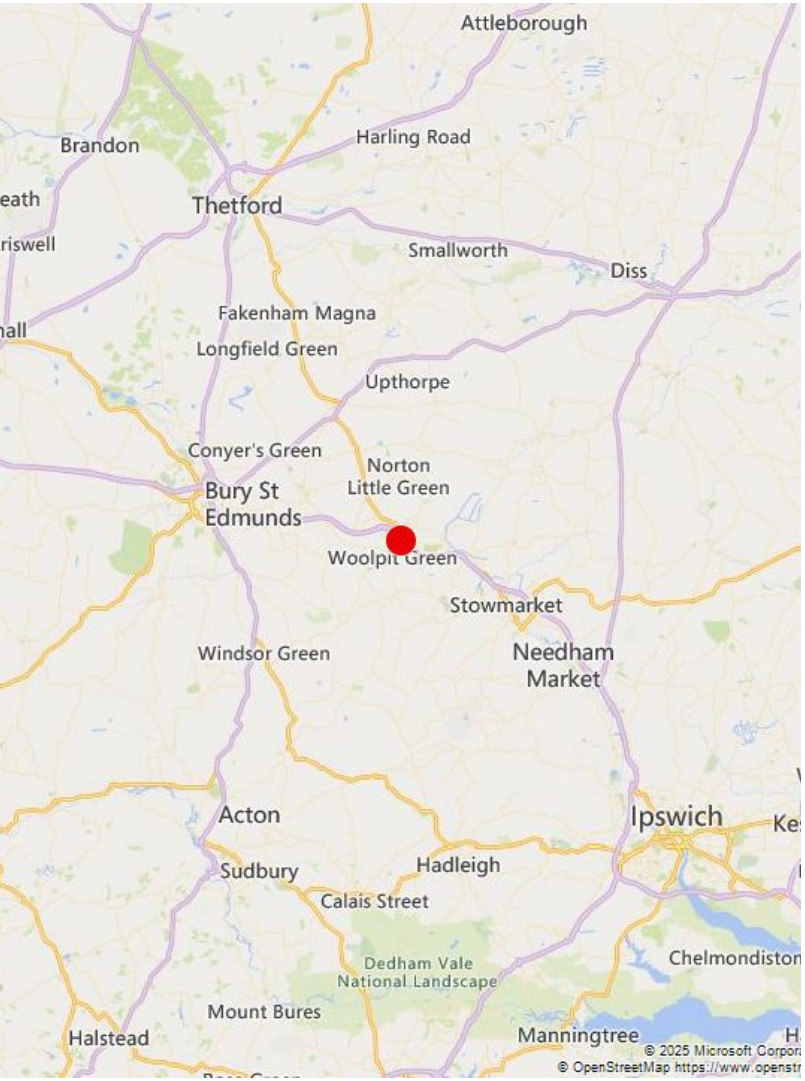

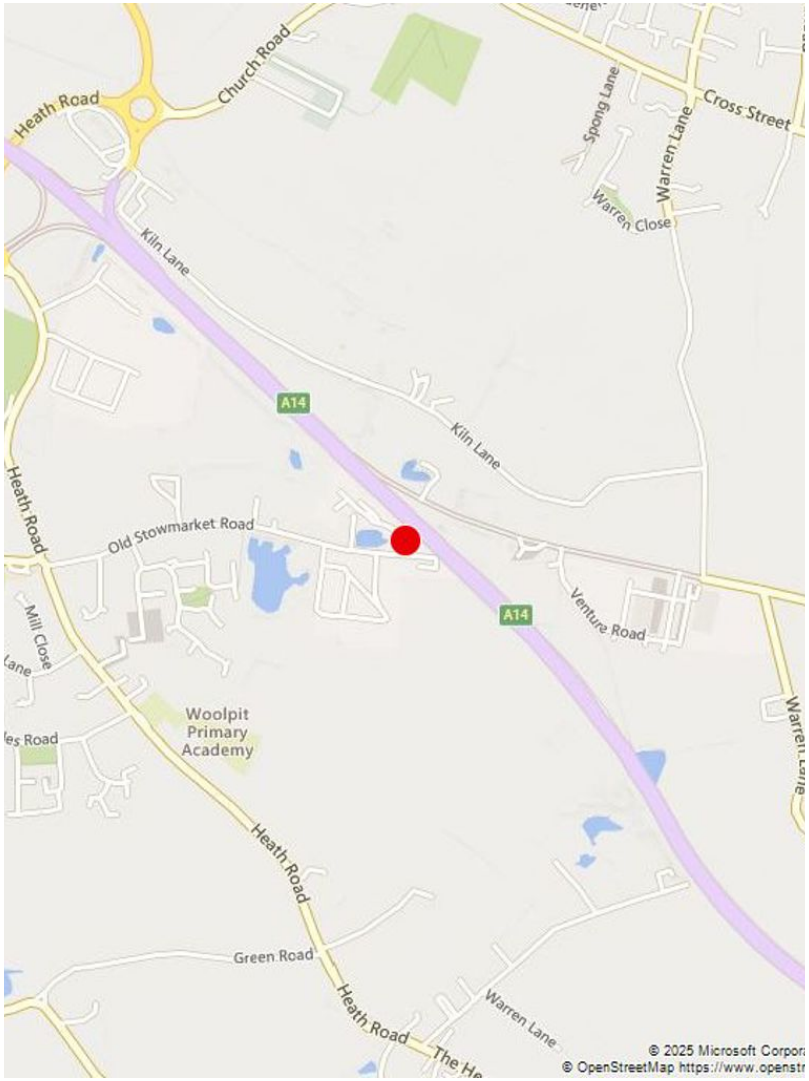

Viewing & Further Information

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