

Warehouse/Business Unit - TO LET

Unit W3 Arras Road, Bury St. Edmunds, Suffolk, IP33 3TX

Merrifields



Size: 6,846 Sq Ft

Located approximately 1.1 miles from the A14

Open plan warehouse with good eaves height

Excellent parking provision

Suitable for storage or light industrial uses (STPP)

Available TO LET on terms to be agreed

 01284 700 700

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

Description

Arras road is located on the Blenheim Industrial Estate and situated 1.1 miles from J42 of the A14.

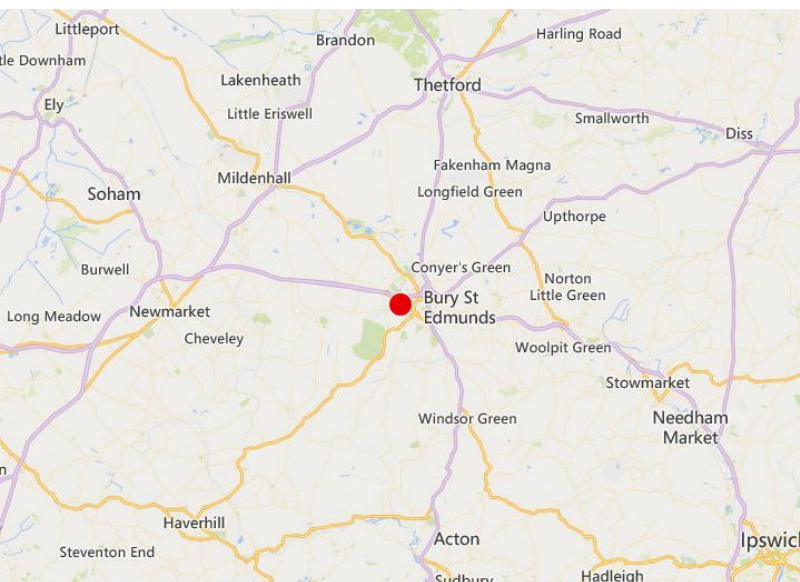
Unit W3 is an end of terrace warehouse property of steel portal frame with blockwork walls and plasticised metal sheet elevations under an overlaid profiled metal sheet roof.

The unit has been recently refurbished and benefits from an ancillary block containing office and, kitchenette and WC facilities. The specification includes 2 x roller shutter doors, a concrete floor and high bay LED lighting.

Accommodation

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

Total	6,846 Sq Ft	635.99 Sq M
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Availability

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

Rent

£37,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The business rates are to be reassessed.

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 but the incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is to be confirmed.

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Viewing & Further Information

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REF: A000769 / 15.10.25

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