

External Storage Yard/Compound - TO LET

Unit B, Aitkens Yard, Fornham Park, Bury St Edmunds, Suffolk, IP28 6TT

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Size: 0.47 Acres

Located on the outskirts of Bury St Edmunds


Shared concrete access road


Compound area totalling approximately 0.47 acres (STS)

Suitable for external storage purposes

Available as a whole on a new lease on terms to be agreed

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Merrifields Chartered Surveyors
63 Churchgate Street
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Description

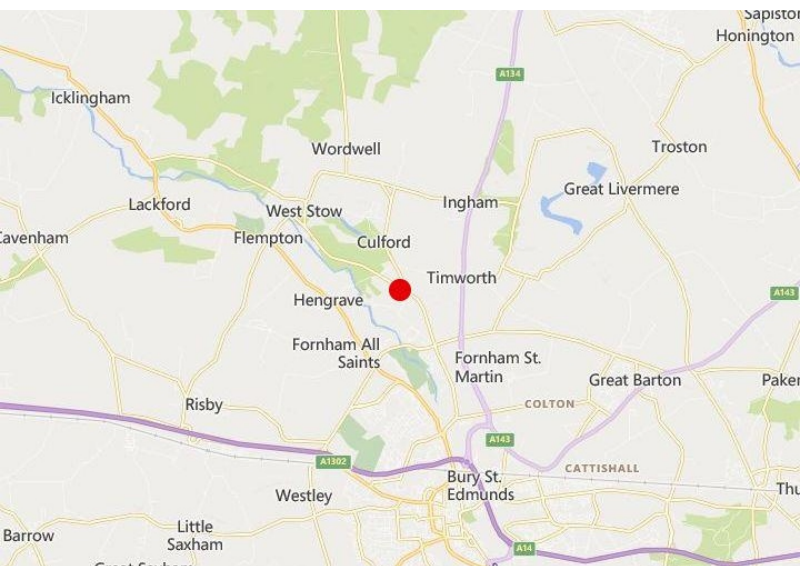
Aitkens Yard, Fornham Park is located just off the B1106 approximately 4 miles from junction 42 of the A14 to the west of Bury St Edmunds town centre. Both yards are approached via a shared concrete access road. Unit B is approximately 0.47 acres and benefits from 2 access points with metal gates. The compounds have most recently used as a storage yard and is suitable for similar or alternative industrial or storage uses (STPP). Neighbouring occupiers include a self storage facility, haulage firm and a concrete mixing operator.

Prospective occupiers should note that there are a number of trees located within the yard and protected via TPO.

Accommodation

The property has been measured to produce the following Approximate dimensions and GIAs:

Total	0.47 Acres	0.19 Hectares
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Availability

The compound is available on a new lease on terms to be agreed.

Rent

£10,000 per annum exc

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is TBC.

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 ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The property has most recently been used as a storage yard. The property may be suitable for similar storage and distribution uses under a B8 use (STPP). Occupiers should make their own enquiries to the local authority for their proposed use.

EPC

The EPC is to be confirmed.

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Viewing & Further Information

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REF: A0495 / 06.04.22

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