

New Business Unit - TO LET

B3 Atex Business Park, Gun Cotton Way, Stowmarket, Suffolk, IP14 5XE

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Size: 1,495 Sq Ft

Located on a new business park.

Approximate GIA of 147 sq m (1,495 sq ft)


Use of 4 parking spaces


Suitable for B8 (storage and distribution) uses

Available immediately on a new lease on terms to be agreed



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Merrifields Chartered Surveyors
63 Churchgate Street
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Description

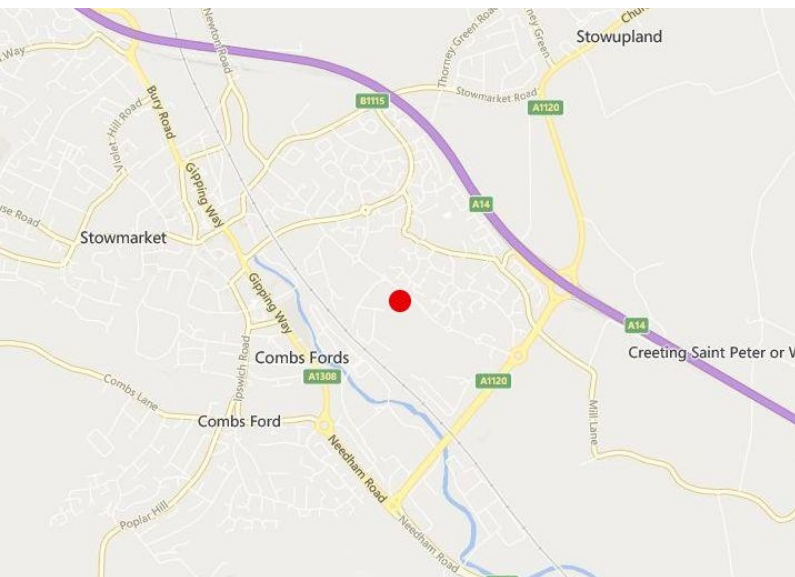
Atex Business Park is a new Business Park located off Gun Cotton Way in Stowmarket located about 1200m from J50 of the A14. Unit B3 Atex Business Park is terrace business unit of steel framed construction with plasticised metal cladding elevations and roof.

The property further benefits from road side frontage, up and over loading door and pedestrian access doors as well as 3 phase electrics, 6.3m eaves and translucent roof lights. Neighbouring occupiers include Timber Services, Howdens, Toolstation and Screwfix.

Accommodation

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

Total	1,495 Sq Ft	138.89 Sq M
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Availability

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

Rent

£15,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is to be confirmed.

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 premises has consent for B8 storage and distribution uses. Alternative uses within use class E (g) may be suitable STPP.

Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

EPC to be confirmed.

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Viewing & Further Information

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