

Business Unit - To Let

8 Woodside Business Park Thetford Road, Ingham, Bury St Edmunds, Suffolk, IP31 1NR

Merrifields



Size: 1,180 Sq Ft

Two-storey unit with designated parking

GF workshop/store and FF office

Located 3 miles north of Bury St Edmunds

Unit provides approximately 1,180 sq ft

Immediate available on terms to be agreed



Description

Woodside Business Park is located in Ingham on the A143 Bury St Edmunds to Thetford road. The Business Park has the benefit of good security including barrier entry and CCTV.

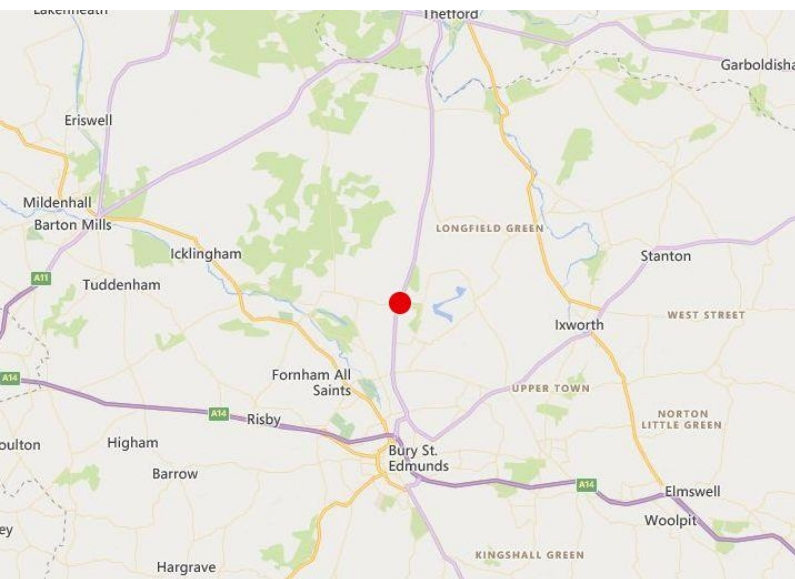
The unit is arranged over two floors and provides storage/workshop space on the ground floor and office on the first floor. The property benefits from a kitchen, W.Cs, LED strip lighting, electric heating as well as carpeting and inset lighting on the first floor.

The property is available for lease on terms to be agreed.

Accommodation

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

Total	1,180 Sq Ft	109.62 Sq M
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Availability

The property is available for lease on terms to be agreed.

Rent

£10,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The Rateable Value is £8,200 (2017).
Small Business Rate Relief may be available.

Service Charge

The tenant will pay a fair and reasonable proportion of the landlords costs in maintaining the common areas of the Business Park and 5% plus VAT of the rent as a Management Charge.

Costs

The tenant will cover any abortive costs incurred by our client.

Use & Planning

The premises may be suitable for offices and light industrial uses within class E or storage uses within B8 use. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

EPC

The EPC rating is E (124).

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Viewing & Further Information

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REF: A0535 / 01.07.22

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