

Business Unit - To Let (May Sell)

Unit 1, Rougham Business Centre, Woodlands Road, Rougham Industrial Estate, Bury St Edmunds, Suffolk, IP30 9ND

Merrifields



Size: 1,443 Sq Ft

Modern Business Unit located on Rougham Industrial Estate

Good access to Junction 45 of the A14

Well equipped with office, WC and kitchenette

Suitable for Storage and Distribution and other uses STPP

Available To Let (May Sell) on terms to be agreed.



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

Description

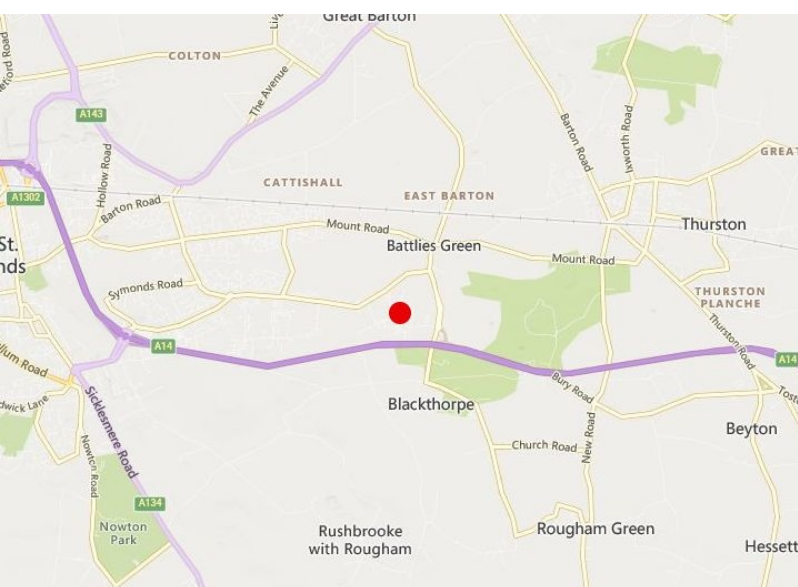
Modern end of terrace business unit located on the popular Rougham Industrial Estate to the east of Bury St Edmunds, adjacent to J45 of the A14. The unit is of steel frame construction with a roller door in the front elevation and a ground floor office and cloakroom. The unit is about 1,443 sq ft and has a concrete circulation and parking area to the front.

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.

Accommodation

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

Total	1,443 Sq Ft	134.05 Sq M
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Availability

The property is available TO LET on terms to be agreed. The landlord may consider a sale of the freehold.

Rent

£13,500 per annum exc.

Price

Price on Application

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £10,000 (April 2023)
Small business rates relief may be available.

Service Charge

The tenant will pay a fair and reasonable proportion of the landlord's costs for the maintenance of the common areas of the Estate. The tenant will pay a charge of 5% of the rent to the landlord as a contribution towards the management of the property.

Costs

Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

EPC

EPC rating is E (106).

Viewing & Further Information

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