

Warehouse/Workshop Unit - TO LET

Unit 4B, Barton Road Trading Estate, Barton Road, Bury St. Edmunds, Suffolk, IP32 7BE

Merrifields



Size: 2,467 Sq Ft

Located on Barton Road Trading Estate


Approximate GIA of 2,467 sq ft


Suitable for workshop and storage uses

External parking for approximately 5 cars

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

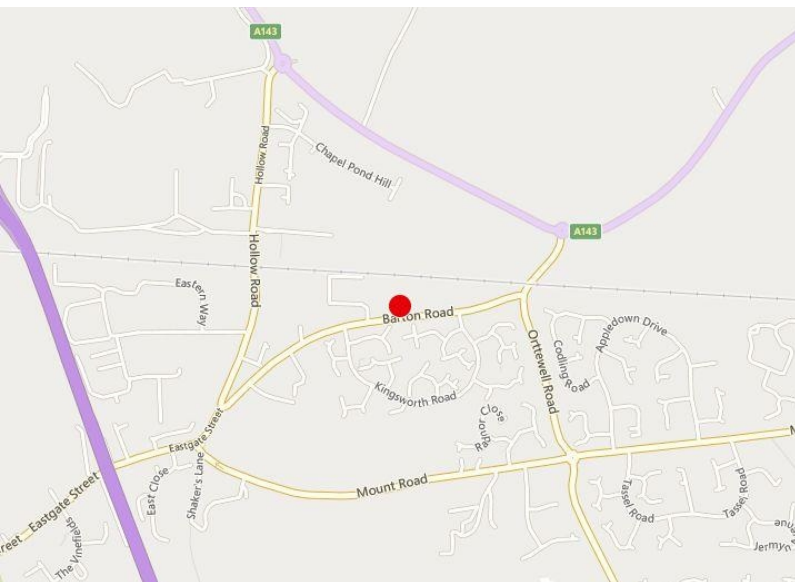
Workshop or storage unit located on Barton Road Trading Estate in Bury St Edmunds. The Estate provides good access to the A14 via the A134.

The unit provides open plan warehouse or workshop space and includes an office, cloakroom, 3-phase electricity and roller shutter door. Externally there are approximately 5 parking spaces.

Accommodation

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

Total	2,467 Sq Ft	229.18 Sq M
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Availability

The property is available TO LET on terms to be agreed and subject to the surrender of an existing lease.

Rent

£13,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £15,750 from April 2026. Small business rates relief may be available.

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 have most recently been used as a workshop within a B2 use. The property is suitable for light industrial, workshop and storage and distribution uses (STPP). Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is to be confirmed

Viewing & Further Information

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