

Modern Business Unit - To Let

Link House, 9 Lamdin Road, Bury St. Edmunds, Suffolk, IP32 6NU

Merrifields



Size: 2,994 Sq Ft

Located on Lamdin Road in Bury St Edmunds

Modern unit within shared gated yard


Suitable for Warehouse and workshop uses STPP


Ancillary Office, WC and kitchen area

Available on terms to be agreed.



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

Description

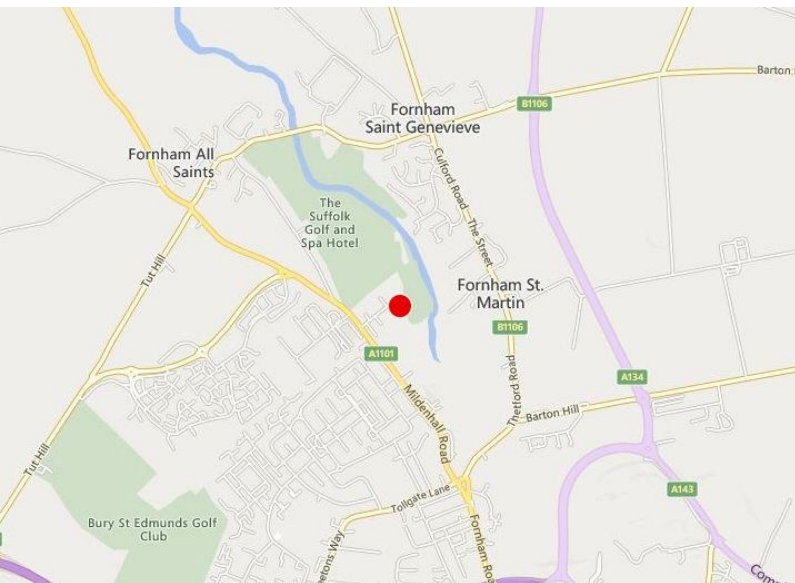
The unit is located at the end of Lamdin Road an established industrial and business park off Mildenhall Road in Bury St Edmunds. The location offers good access to the A14 at junction 43 via Marham Park.

The business unit comprises a modern steel portal frame with a steel profile insulated roof, with steel profile elevations. The unit is mainly open plan Warehouse space with some first floor storage. The unit also has an office/ancillary block with kitchen, and WC. The unit benefits from the use of external parking, loading and circulation areas.

Accommodation

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

Total	2,994 Sq Ft	278.14 Sq M
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Availability

The unit is available immediately to let on a new lease on terms to be agreed.

Rent

£22,500 per annum exc.

VAT

The premises are opted for VAT.

Business Rates

The Rateable Value is £12,750 (2017).
Small business rates relief may be available.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Use & Planning

The building has permission for B1 (now E Business Services) use and B8 Storage and Distribution use. The property may be suitable for various E business Services uses within class E and Storage and Distribution uses within B8 use subject to planning permission. Prospective tenants should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is D (92).

Viewing & Further Information

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