

Industrial / Business Unit - To Let

3B Woodlands Business Park, Rougham Industrial Estate, Bury St Edmunds, Suffolk, IP30 9ND

Merrifields



Size: 1,700 Sq Ft

Located on Rougham Industrial Estate


Good access to the A14 at Junction 45


Includes; Workshop / Storage space with WC and Offices

Suitable for Workshop and Storage uses STPP

Available To Let immediately on term to be agreed.

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

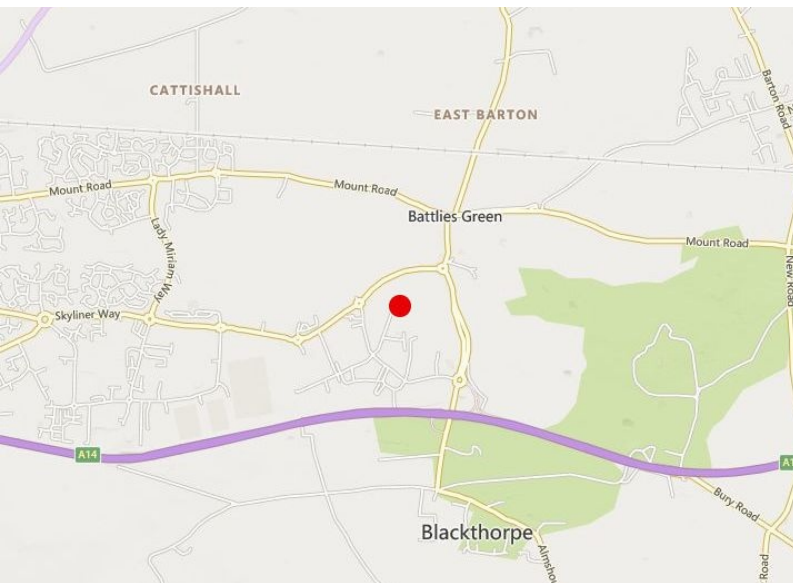
Modern Business / Industrial unit located off Woodlands Road on the Rougham Industrial Estate with good access to the A14.

The steel portal framed unit has brick and steel elevations and blockwork walls. The unit includes open plan workshop / storage space with an Office, WC and additional First Floor office space. The property has been decorated and LED lights have been fitted.

Accommodation

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

Total	1,700 Sq Ft	157.93 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

We are advised the property is not opted for VAT.

Business Rates

The rateable value is £12,250 (April 2023). The Rateable value is due to be re-assessed.

Small Business Rate 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.

Use & Planning

The unit may be suitable for B8 Storage and Distribution, Light Industrial E(g) and General Industrial (B2) or other uses within class E STPP.

EPC

The EPC rating is D (79).

Viewing & Further Information

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