

# Industrial / Warehouse Unit - To Let

9 The Bartons Retail Park, Barton Road, Bury St Edmunds, IP32 7BE

Merrifields



Size: 9,346 Sq Ft

Located on edge of Town Centre on Barton Road

Located on Established Retail Park

Ground Floor open plan Warehouse

Includes Trade Counter, office and WC's

Available To Let on terms to be agreed.



## Description

The property is located on The Bartons Retail Park, an established retail location to the east of Bury St Edmunds town centre. Other occupiers on the Park include; Farm Foods, St Nicholas Hospice and two restaurants - Pizza Town and Peyton Place.

Unit 9 comprises an open plan warehouse / Storage unit with Trade Counter, offices and Showroom areas. The unit also benefits from a substantial external loading area and rear storage area.

## Accommodation

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

Total	9,346 Sq Ft	868.24 Sq M
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## Availability

The property is available TO LET immediately on terms to be agreed

## Rent

£49,500 per annum exclusive.

## VAT

The premises are opted for VAT.

## Business Rates

The rateable value is to be re-assessed on sub-division

## Service Charge

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

## Costs

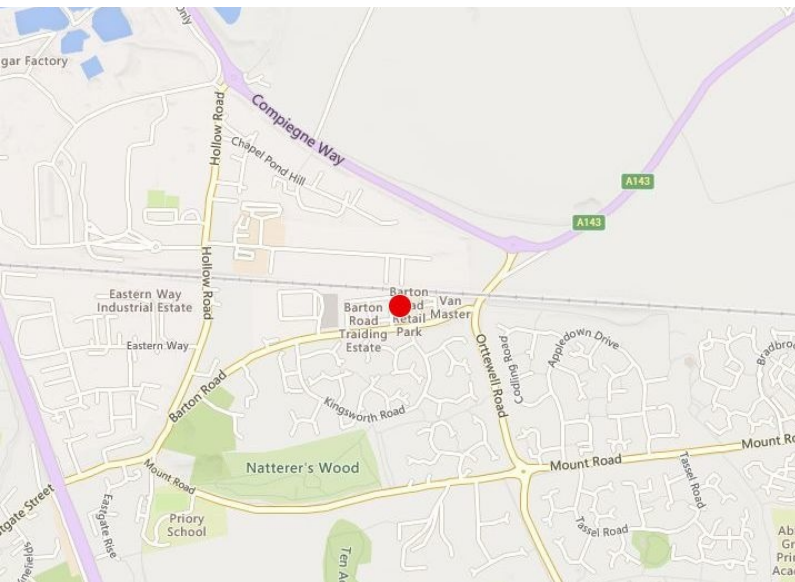
Each party will bear their own legal costs.

## Use & Planning

The premises have most recently been used as a Retail Showroom and Warehouse premises. The premises would be suitable for Warehouse uses within a B8 use class and various retail, leisure and business services uses within Class E of the use classes order STPP.

## EPC

The EPC rating is C (64).



## Viewing & Further Information

Mark Kohler

01284 700700

mark@merrifields.co.uk

Rowan Mason

01284 700700

rowan@merrifields.co.uk

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