

# Substantial Warehouse with Offices - TO LET

Equis House, Bury St Edmunds, Suffolk, IP32 7AB

## Merrifields



Size: 35,418 Sq Ft

Strategically located within 2 miles of the A14


Headquarters Style Building


Total site area of 0.9 acres

Suitable for General Industrial and Storage and Distribution Uses.

Available by way of Assignment or Sub-Lease

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

## Description

Equis House is situated on the north side of Eastern Way less than 1 mile east of the town centre. The A143 dual carriageway is accessed from the north via Hollow Road and gives direct access to the A14 at junction 43.

The property lies in an established Industrial location known as the Eastern Way Industrial Estate with surrounding properties being a mix of warehousing, manufacturing and office premises. Neighbouring occupiers include UKPN, Robinson Young and BT.

The accommodation is split between office and warehousing space with the office block at the front of the site being arranged over 3 floors and the warehousing set to the rear of the property. The office areas are divided across two wings and the specification includes carpeting, gas fired heating, suspended ceilings and CAT II lighting. The steel portal framed warehouse is accessed via 2 loading doors on the south elevation of the building and via the office block, the specification includes a concrete floor, strip lighting, first floor offices and mezzanine storage.

The yard and parking areas are approximately 0.33 acres (STS).

## Accommodation

The property has been measured to produce the following approximate Gross Internal Areas:

Warehouse and Offices	1,712.8 Sq M	18,437 Sq Ft
Office Block	1,506.19 Sq M	16,213 Sq Ft
Plant and Storage	71.35 Sq M	768 Sq Ft
Total	3,290.33 Sq M	35,418 Sq Ft



## Availability

The property is available TO LET immediately on terms to be agreed by way of Assignment or Sub-letting.

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## Rent

Rent on application.

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## VAT

The premises are opted for VAT.

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## Business Rates

The rateable value is £165,000 (2023).

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## Costs

Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by our client.

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## Use & Planning

The premises have most recently been used as an office and storage and distribution facility within an E (g) and B8 use. The Lease permits E (g), B2 and B8 uses subject to the Landlord's consent.

Interested parties should make their own enquiries to the local planning authority for their proposed use.

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## EPC

The EPC rating is D (93).



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## Viewing & Further Information

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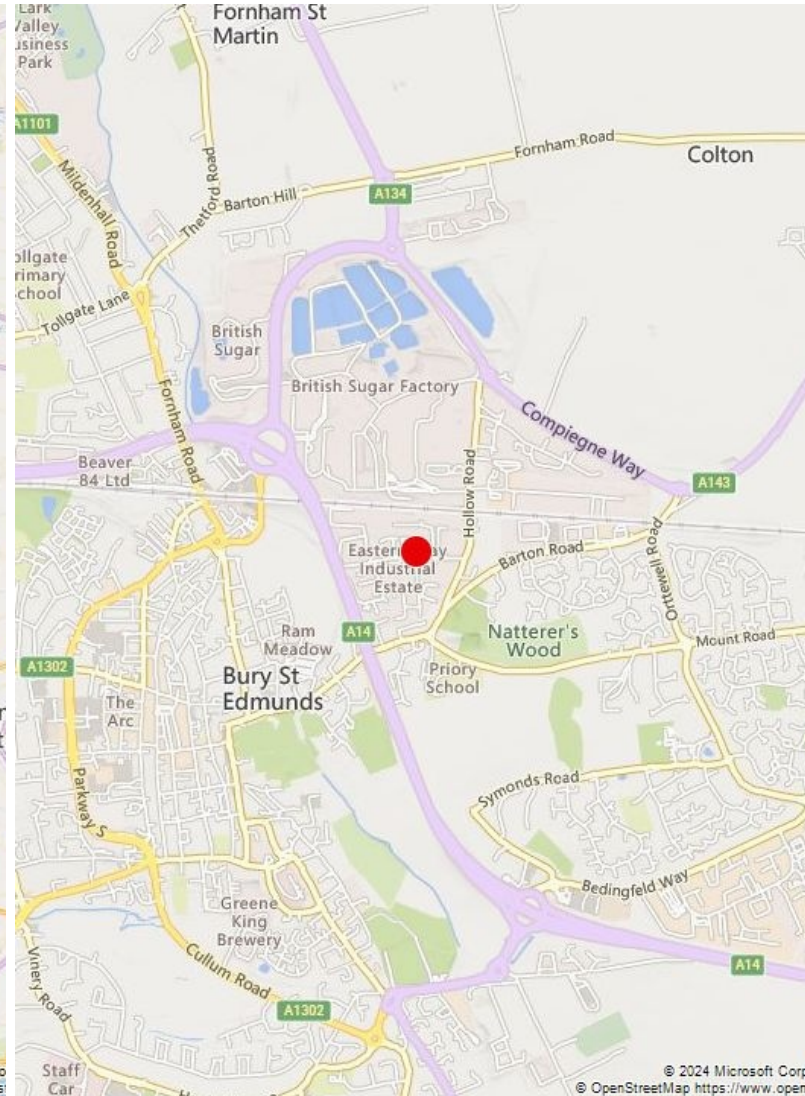
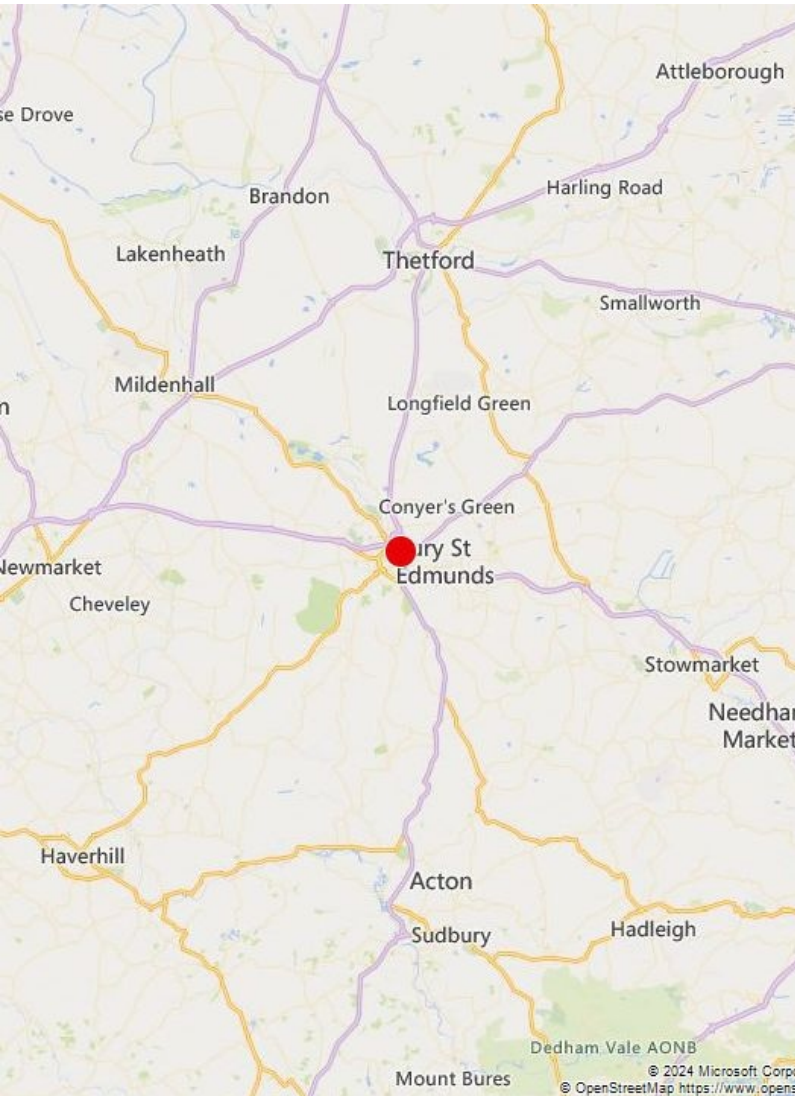
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REF: A0683 / 01.04.25

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