

## Industrial/Business Units - TO LET

Unit 7 Shepherds Grove Industrial Estate, Stanton, Bury St. Edmunds, Suffolk, IP31 2AR

# Merrifields



**Size: 2,516 Sq Ft**

Located on Shepherds Grove Industrial Estate

Office and warehouse accommodation

Forecourt parking and loading areas

Suitable for E (g), B2 & B8 uses (STPP)

Available TO LET on terms to be agreed





Description

The property is located on Shepherds Grove Industrial Estate which is located 1.7 miles from the A143 Bury to Diss road. The single storey business unit are of steel frame construction and blockwork walls with profiled insulated metal sheet roofs and concrete floors.

The property is laid out to provide office/ancillary accommodation to the front and warehouse/workshop space to the rear. The unit has recently been refurbished and benefits from WC facilities, 3 phase electricity, LED lighting, translucent roof lights and new electric roller shutter door.

Accommodation

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

Total	233.74 Sq M	2,516 Sq Ft
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### Availability

The properties are available TO LET immediately on terms to be agreed.

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### Rent

From £5 per sq ft initially and by negotiation thereafter.

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### VAT

The properties are opted for VAT.

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### Business Rates

The business rates are in the process of being reassessed.

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### Service Charge

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

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### Costs

Each party will bear their own legal costs but the ingoing tenant will contribute £750 plus VAT towards the Landlord's legal costs.

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### Use & Planning

The premises have most recently been used for manufacturing, storage and distribution within a B2 and B8 use. 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 to be confirmed.

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### Viewing & Further Information

**Mark Kohler**

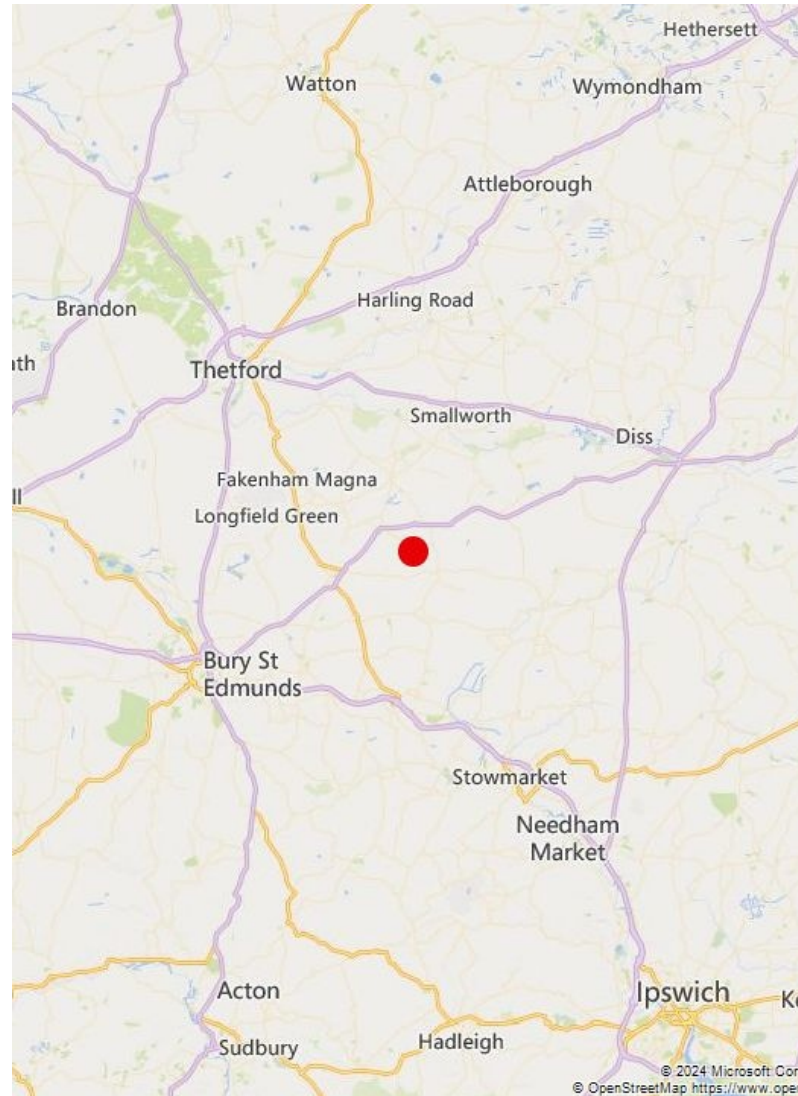
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