

Modern Industrial Unit with yard - To Let

Enterprise House, Lamdin Road, Bury St Edmunds, Suffolk, IP32 6NU

Merrifields



Size: 5,074 Sq Ft

Located off Mildenhall Road to the north of Bury St Edmunds

Open plan Industrial / Workshop space


Two storey office and amenity block


Forecourt parking and secure yard

Available To Let on terms to be agreed



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

Description

Modern detached workshop unit located on Lamdin Road to the north of Bury St Edmunds. Lamdin Road is accessed from the busy Mildenhall Road. The premises are within 2 miles of the A14 at Junction 42.

The premises comprise an open plan workshop industrial space currently used as a vehicle workshop. The front of the building has a two storey office and amenity block with reception, offices, meeting rooms, stores, kitchen and WC's. Externally there is a front forecourt and customer parking area and to the side and rear there is a secure yard with gated access.

Accommodation

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

Total	471.37 Sq M	5,074 Sq Ft
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Availability

The property is available TO LET from August 2025 on terms to be agreed.

Rent

£39,500 per annum exclusive.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £32,250 (2023).

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have most recently been used as a vehicle workshop. Interested parties should make their own enquiries to the local planning authority for their proposed use.

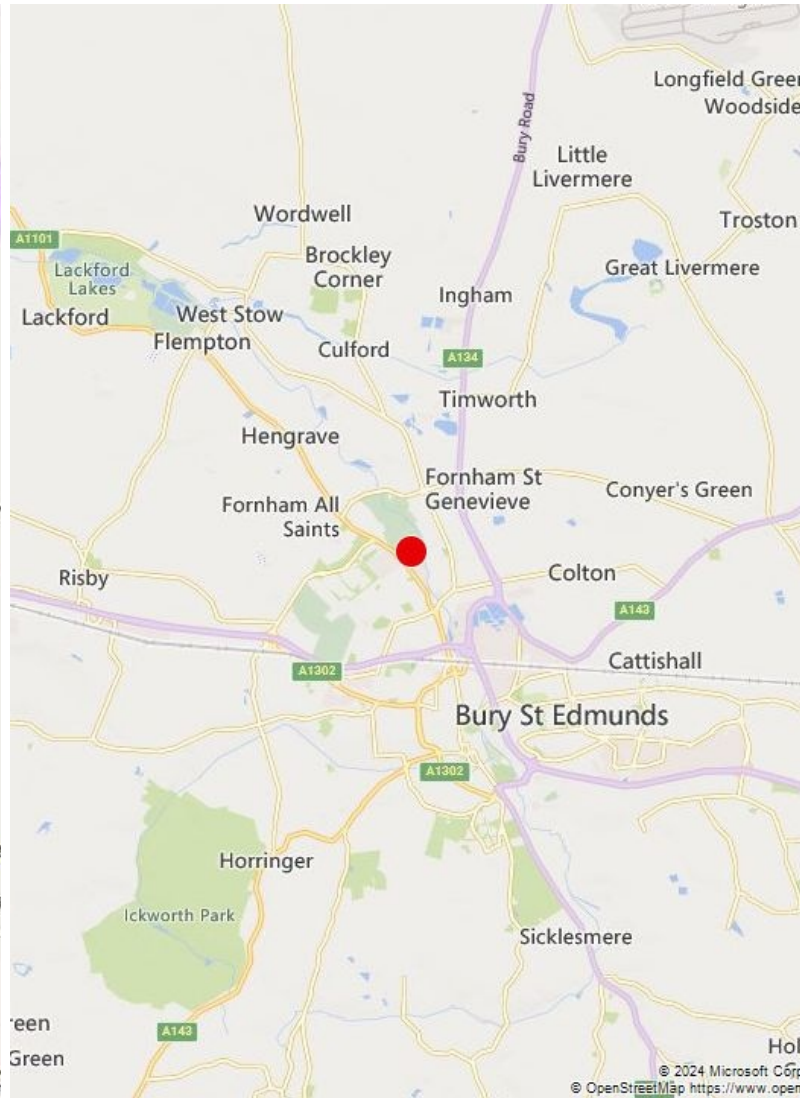
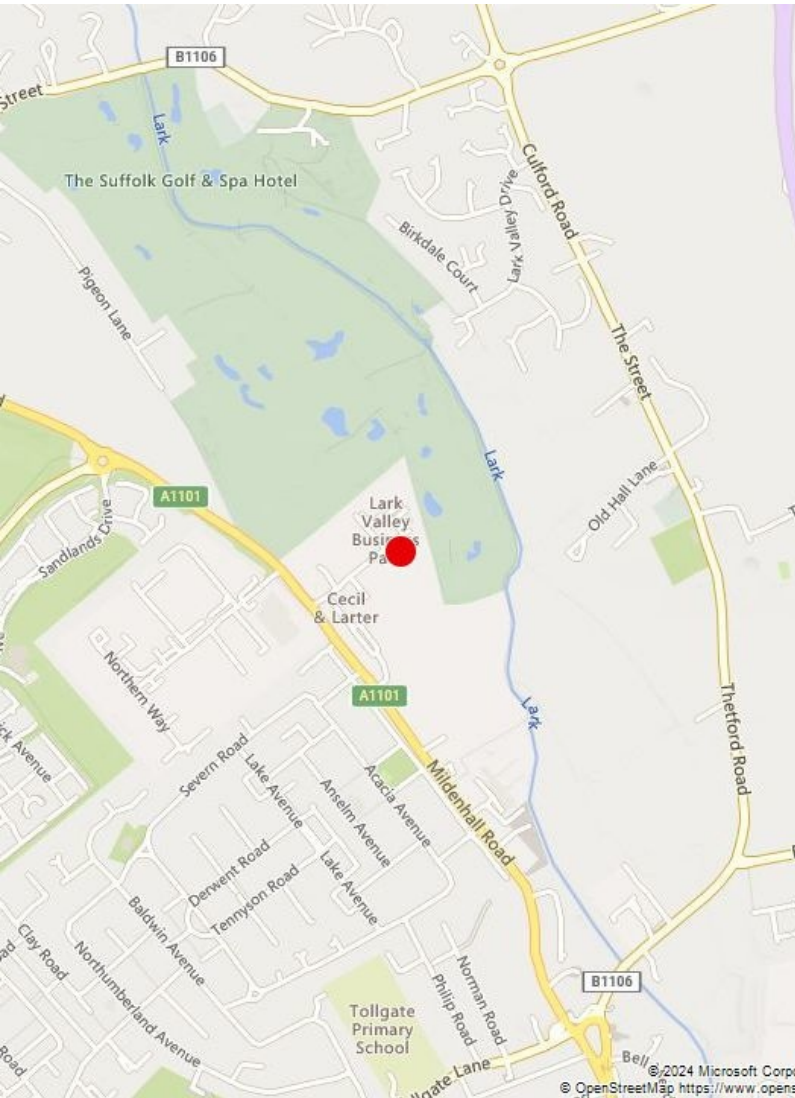
EPC

The EPC rating is D (94).



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Viewing & Further Information

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