

New Commercial, Business and Service Space - To Let

Units 5 Sandy Lane, Badwell Ash, Bury St. Edmunds, Suffolk, IP31 3FA

Merrifields



Size: 1,115 Sq Ft

New build with good specification finish


Attractive well served village in mid Suffolk

Air cooling & heating and ample parking

Suitable for Class E uses STTP

Available TO LET now on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

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

Description

The unit is located within the Sandy Lane Business Estate to the north east of the village of Badwell Ash in mid Suffolk. Badwell Ash is 12 miles from Bury St Edmunds and 10 miles from Stowmarket. The private estate is accessed off Wilding Road and tenants enter through an electronic gate on a private road.

The new unit has been designed to a good standard. There is one unit available To Let immediately and would suite a variety of commercial uses including office and professional services.

The unit benefit from IT ports, carpeting, LED lighting, air cooling & heating, Velux windows, office blinds, kitchen, WC and accessible WC.

Other tenants on the estate include; Dragon Micro, Potencia and Lea Marie's Beauty.

Accommodation

The property has been measured to produce the following approximate NIA(s):

Ground Floor	56.2 Sq M	605 Sq Ft
First Floor	47.38 Sq M	510 Sq Ft
Total	103.58 Sq M	1,115 Sq Ft

The unit is laid out to provide, entrance lobby, two WCs, an open plan office and kitchen on the ground floor and an open plan office on the first floor.



Availability

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

Rent

£12,000 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 to be assessed.

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

Planning consent was granted by way of reference 0896/14 for the erection of 2no. B1 units (buildings B & D). The unit now fall under Class E use.

EPC

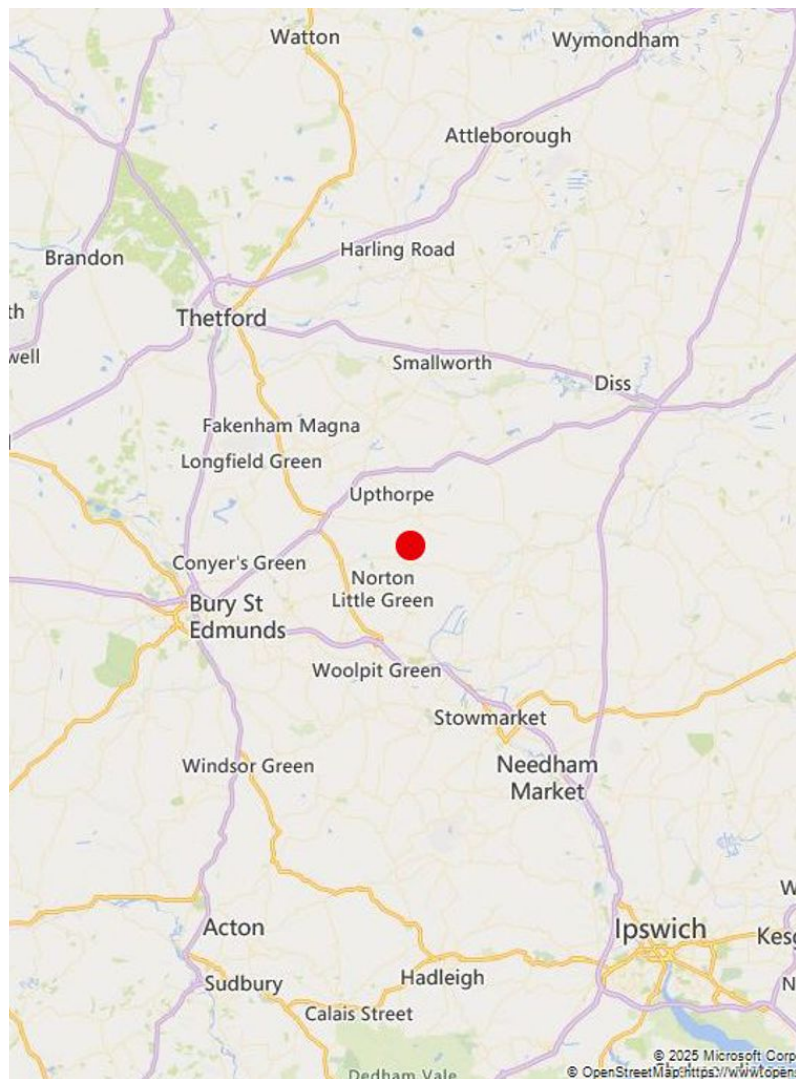
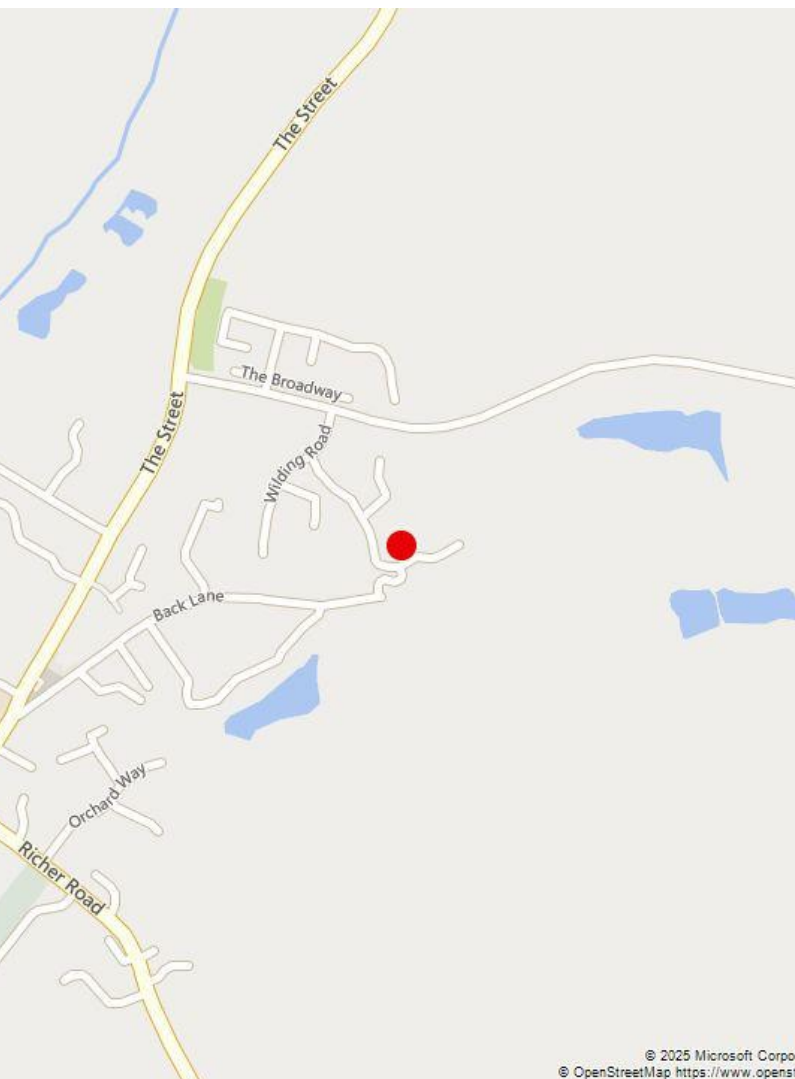
EPC rating is to be confirmed.



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Viewing & Further Information

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REF: A000830 / 20.01.26

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