

## New Commercial, Business and Service Space - To Let

Units 4&5 Sandy Lane, Badwell Ash, Bury St. Edmunds, Suffolk, IP31 3FA

# Merrifields



Size: 1,112 - 2,227 Sq Ft

New build with good specification finish

Attractive well served village in mid Suffolk

Air cooling & heating and ample parking

Units can be let individually or together

Available TO LET now on terms to be agreed



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



## Description

The units are 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 units have been designed to a good standard. There are two units available To Let immediately and would suite a variety of commercial uses including office and professional services. The units can be let individually or together.

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

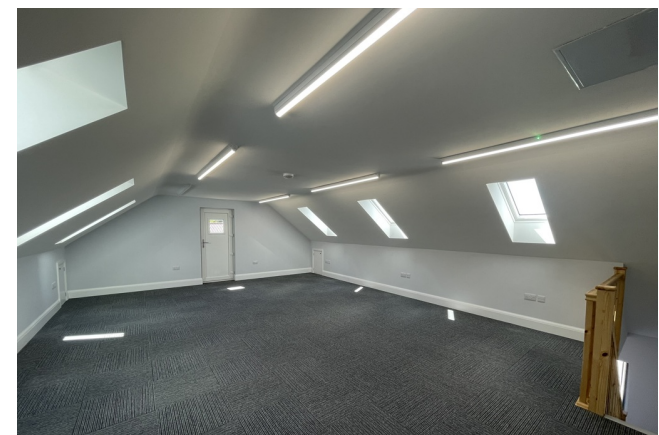
Other tenants on the estate include; Dragon Micro, Potencia and Lea Marie's Beauty.

## Accommodation

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

Unit 4	103.3 Sq M	1,112 Sq Ft
Unit 5	103.58 Sq M	1,115 Sq Ft
Total	103.3 - 206.89 Sq M	1,112 - 2,227 Sq Ft

The units are 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 as a whole or in part on terms to be agreed.

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### VAT

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

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### Business Rates

The rateable value is to be assessed.

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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.

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### Use & Planning

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

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### EPC

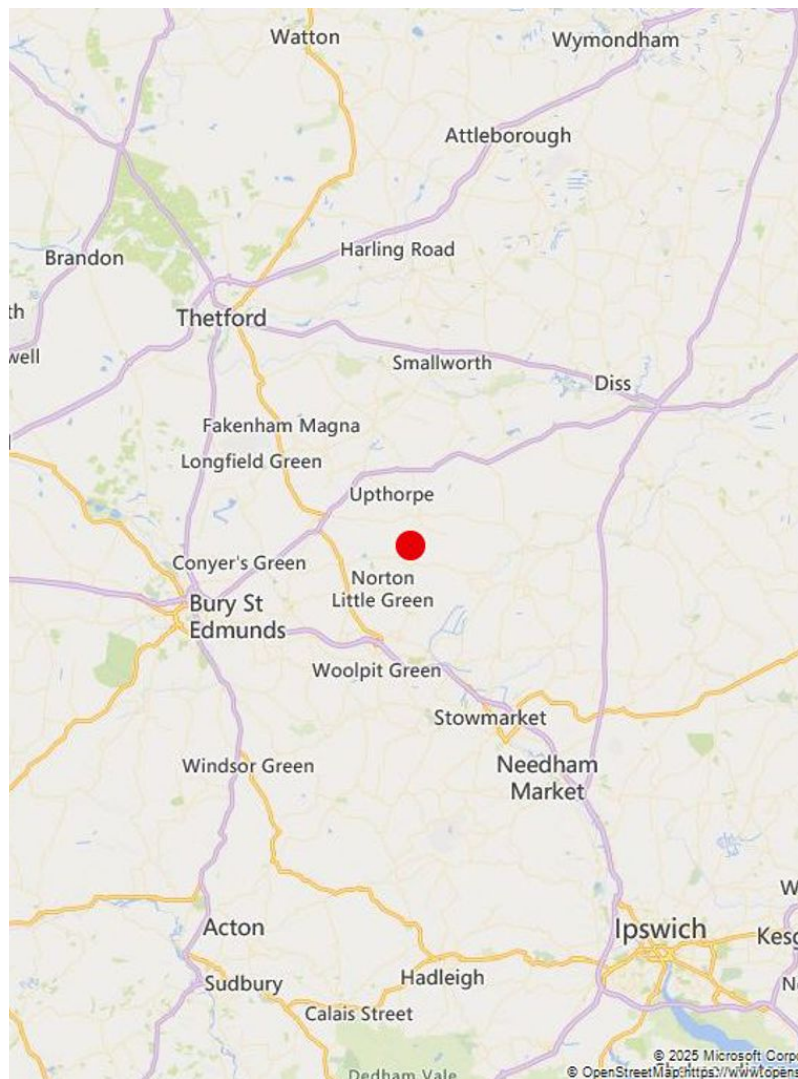
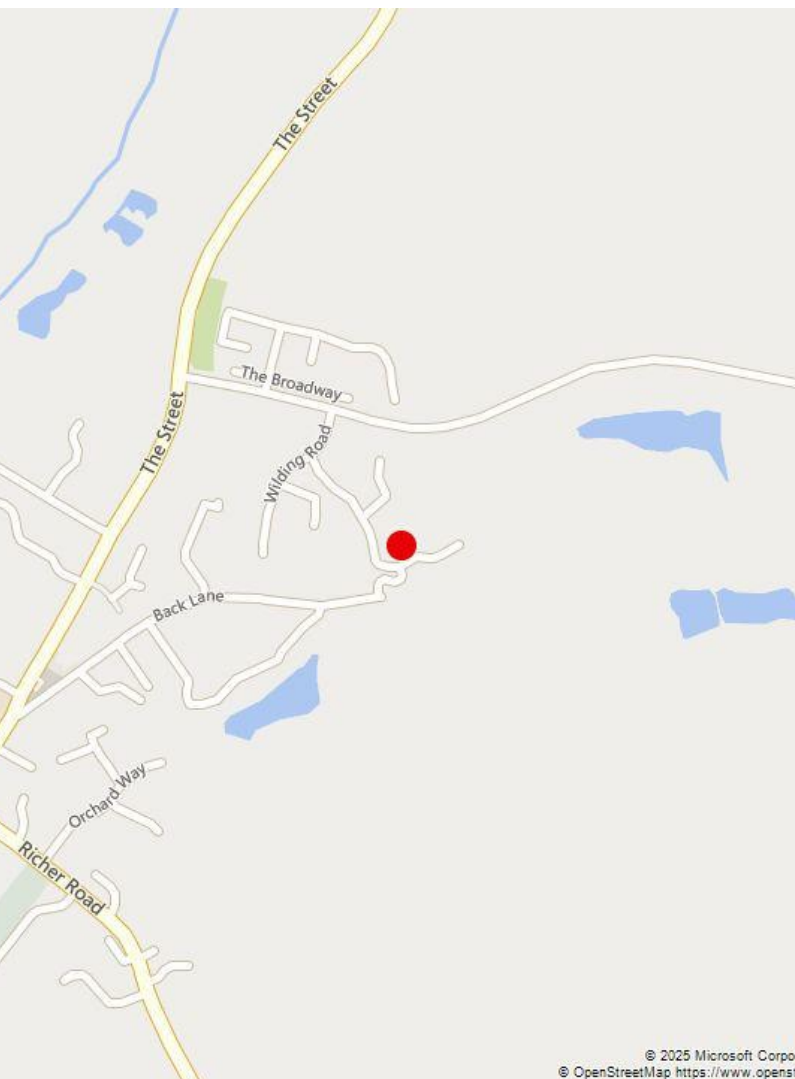
EPC rating is to be confirmed.



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## Viewing & Further Information

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