

# Industrial/Research & Development Premises - FOR SALE

Unit 1-3 Brickfields Business Park, Woolpit, Suffolk, IP30 9QS

# Merrifields



Size: 10,088 Sq Ft

Located 1 mile from junction 47 of the A14

Technical workshop, storage and office spaces

Arranged over ground and first floors

Excellent parking provision and external storage area

Available FOR SALE on terms to be agreed

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63 Churchgate Street  
Bury St Edmunds, IP33 1RH

## Description

Brickfields Business Park is located on Old Stowmarket Road in Woolpit and approximately 1 mile from Junction 47 of the A14 which links Suffolk and the port of Felixstowe to the M11 towards London and South East and the M6 to the Midlands.

The subject property comprises a steel portal framed unit with an insulated steel profile roof, internal blockwork walls and facing brickwork elevations. The premises has most recently been used as a research and development facility and is fitted out to include various workshop, storage and office spaces across ground and first floors. The specification includes 2 up and over loading doors, LED lighting, a goods lift, concrete, laminate and carpet flooring and air cooling/heating.

The property further benefits dual vehicle entrance and exit points, block paved car parking and external storage areas. There is also scope to subdivide unit 3 from unit 1&2 as both properties benefit from their own utility supplies.

## Accommodation

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

Ground Floor Offices and Workshops	653.09 Sq M	7,030 Sq Ft
First Floor Offices and Stores	284.09 Sq M	3,058 Sq Ft
<b>Total</b>	<b>937.18 Sq M</b>	<b>10,088 Sq Ft</b>



## Availability

The property is available FOR SALE freehold with vacant possession from January 2026.

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## Price

Guide Price of £1,000,000.

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## VAT

The premises are opted for VAT.

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## Business Rates

The rateable value is £42,500 (2023).

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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

The premises have most recently been used for research and development under an E (g) use class. Interested parties should make their own enquiries to the local planning authority for their proposed use.

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## EPC

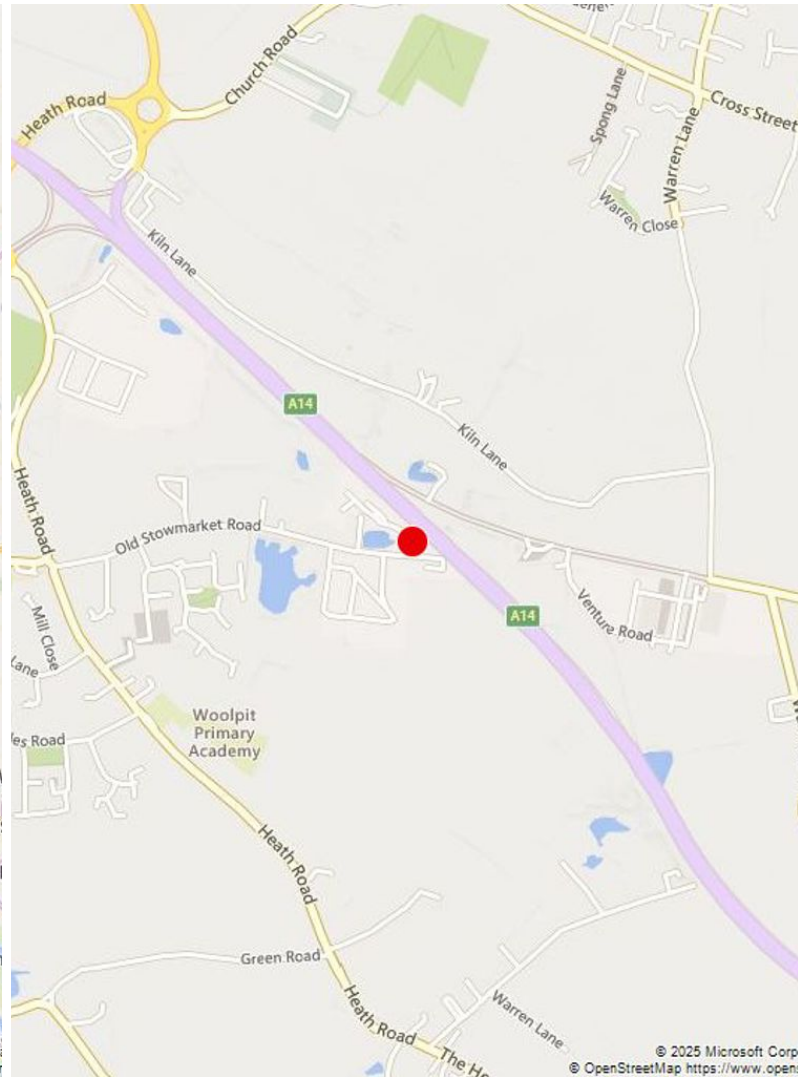
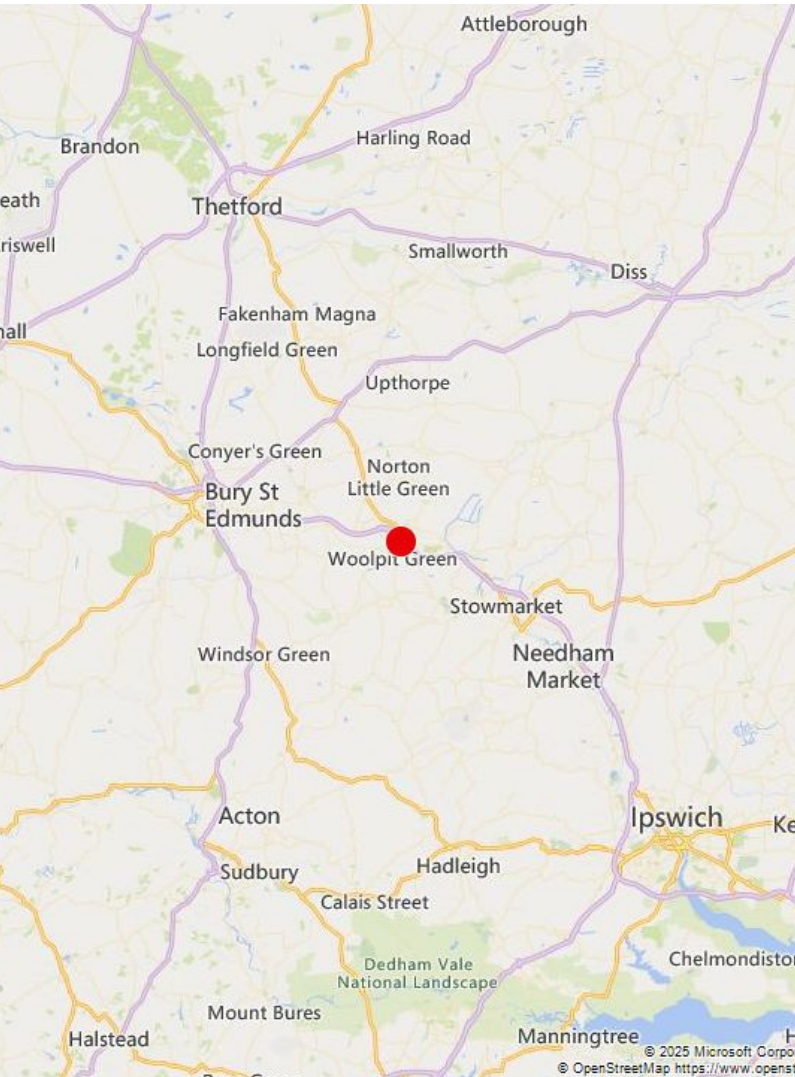
The EPC is D (76).



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## Viewing & Further Information

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REF: A000832 / 22.01.26

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