

Warehouse/Business Units - TO LET

Unit 1&2, Arras Road, Bury St. Edmunds, Suffolk, IP33

Merrifields



Size: 1,949 - 4,890 Sq Ft

Located approximately 1.1 miles from the A14

Open plan warehouse with good eaves height

Excellent parking provision

Suitable for storage or light industrial uses (STPP)

Available TO LET on terms to be agreed

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63 Churchgate Street
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Description

Arras road is located on the Blenheim Industrial Estate and situated 1.1 miles from J42 of the A14.

Unit 1&2 are end of terrace and mid terrace warehouse properties and currently interconnected of steel portal frame with blockwork walls and plasticised metal sheet elevations under a fibre cement roof.

The units both benefit from warehouse space with approximately 5 meter eaves as well as ancillary office blocks with kitchen and WC facilities. The specification includes roller shutter doors, concrete floors and high bay lighting.

Accommodation

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

Unit 1	181.06 Sq M	1,949 Sq Ft
Unit 2	271.55 Sq M	2,923 Sq Ft
Total	181.06 - 454.28 Sq M	1,949 - 4,890 Sq Ft



Availability

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

Rent

Unit 1 - £18,500 per annum exclusive.

Unit 2 - £25,000 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £26,750 (2023).

The business rates will be reassessed on subdivision.

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 but the incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have most recently been used for Storage and distribution within a B8 use. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

The EPC rating is E (102).

New EPC ratings will be provided on subdivision of the units.



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Viewing & Further Information

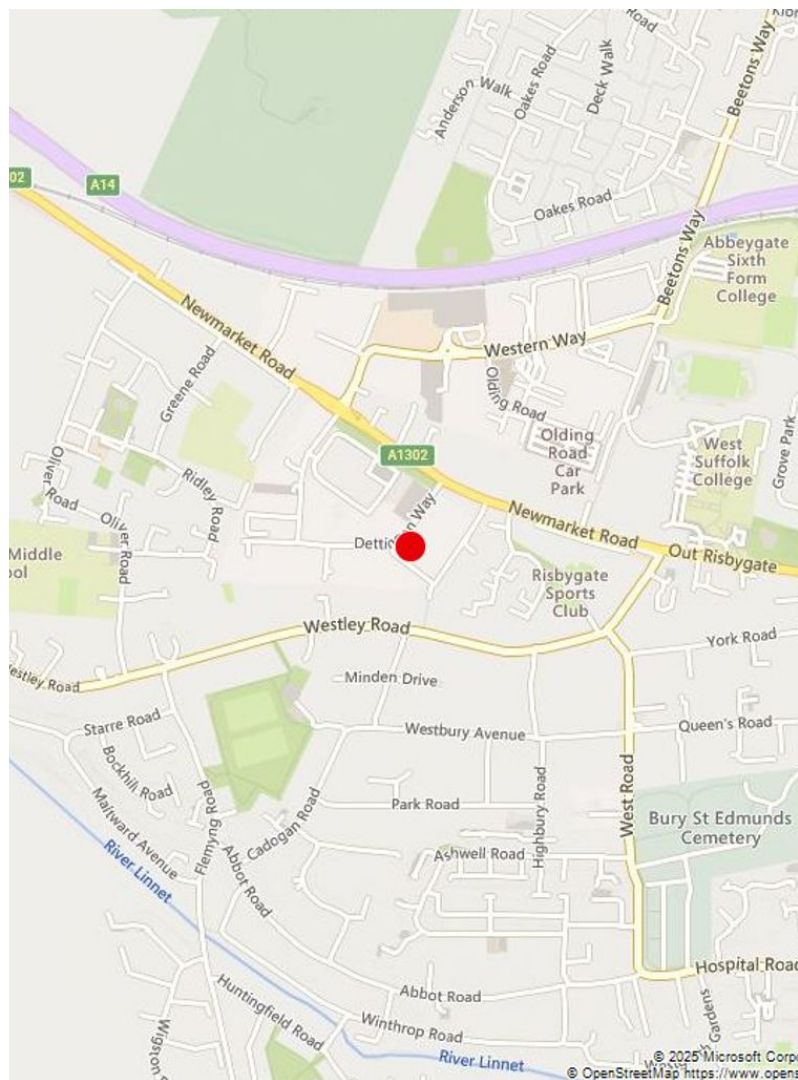
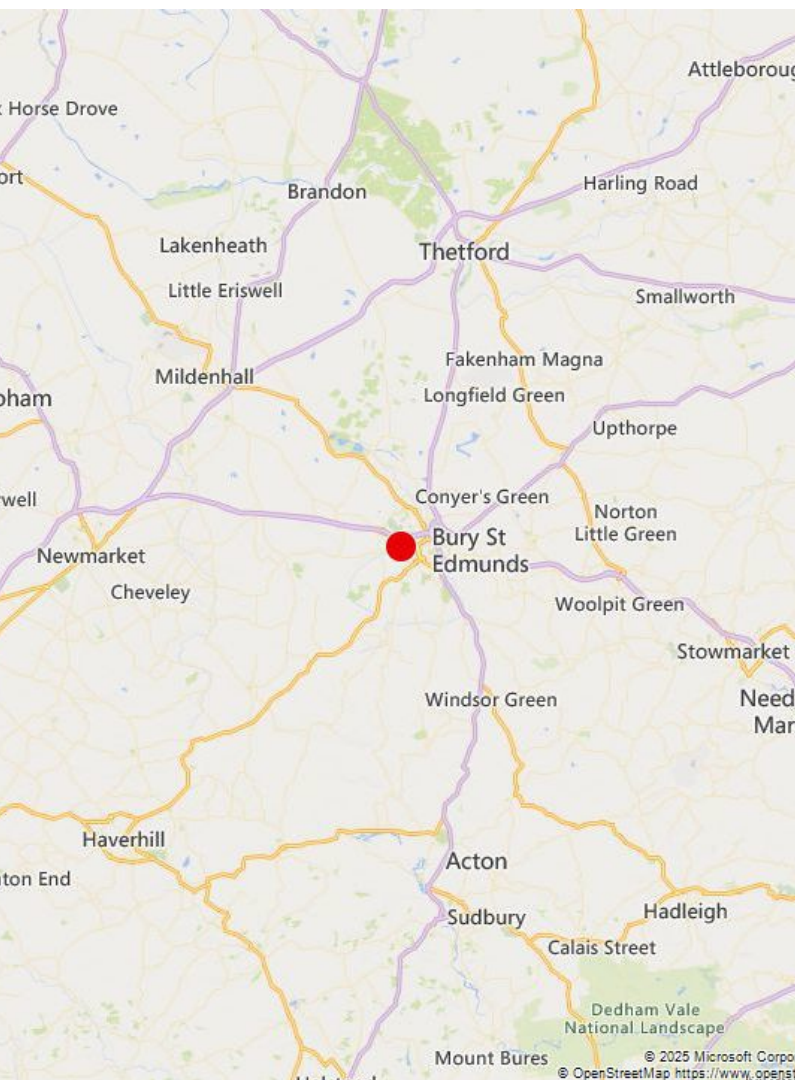
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REF: A000866 / 21.11.25

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