

## Modern Industrial Unit With Yard - FOR SALE

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

# Merrifields



Size: 5,074 Sq Ft

Located to the north of Bury St Edmunds


Open plan Industrial / Workshop space

Two storey office and amenity block

Forecourt parking and secure yard

Available FOR SALE on terms to be agreed



 01284 700 700

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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 GIA(s):

Total	471.37 Sq M	5,074 Sq Ft
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## Availability

The property is available FOR SALE with vacant possession.

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## Price

£625,000 exclusive.

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## VAT

The property is opted for VAT.

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## Business Rates

The rateable value is £34,750 (2026).

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## Service Charge

None.

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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 as a vehicle workshop. Interested parties should make their own enquiries to the local planning authority for their proposed use.

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## EPC

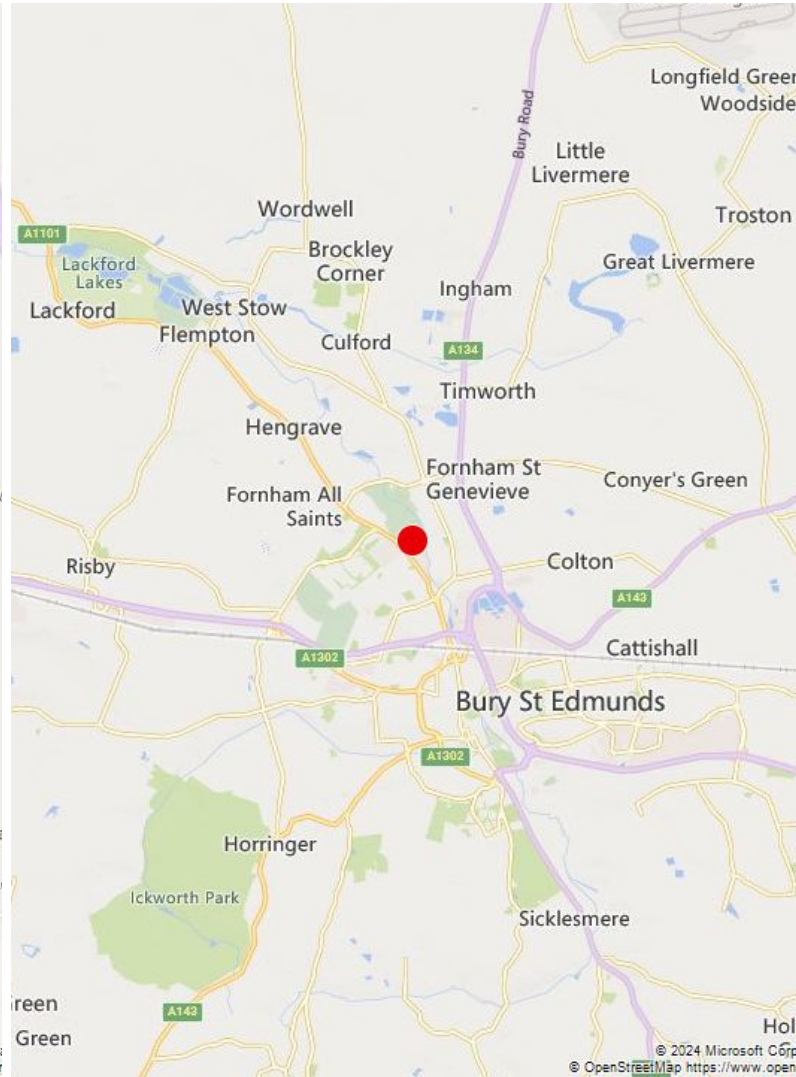
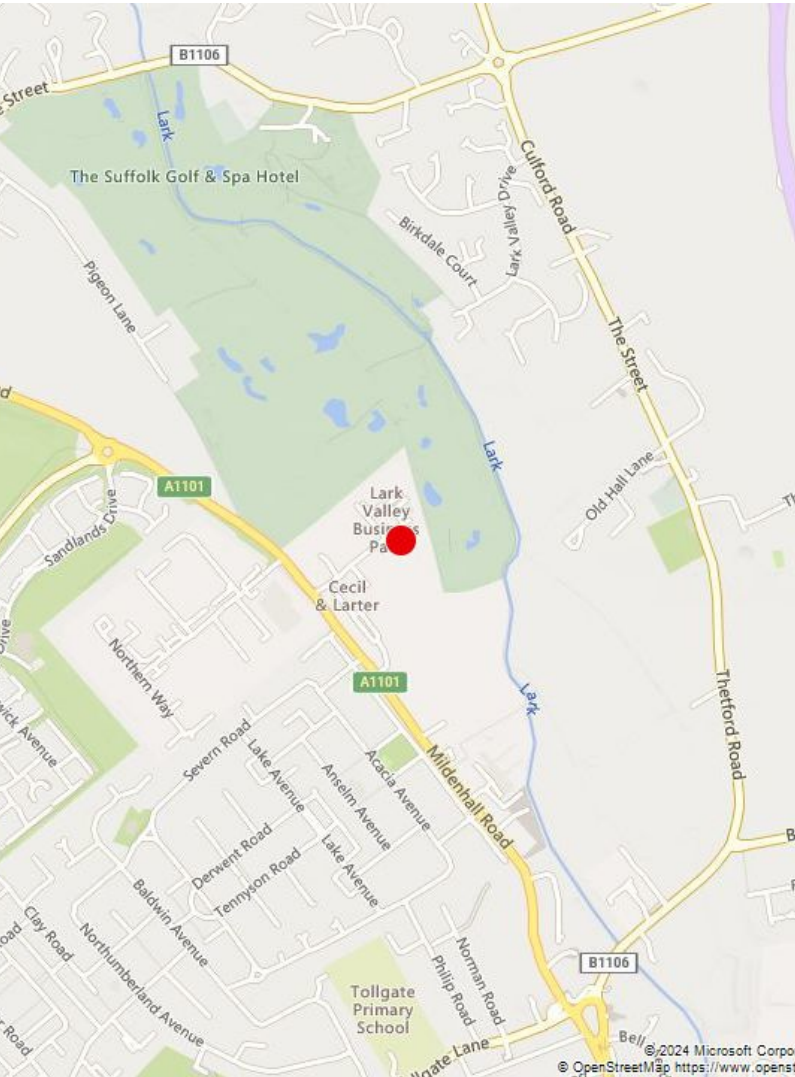
The EPC rating is D (94).



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## Viewing & Further Information

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