

Warehouse Unit - To Let

Unit B4, Chase Road, Bury St Edmunds, Suffolk, IP32 6NT

Merrifields



Size: 5,208 Sq Ft

Located 1.9 miles from J42 of the A14

Suitable for warehousing and industrial uses STPP

Loading and parking areas

Two storey office accommodation

Available TO LET on terms to be agreed.



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

Description

Unit B4 is located on Chase Road on the outskirts of Bury St Edmunds, within 1.9 miles of j42 of the A14 dual carriageway.

The estate comprises a terrace of 8 units, with unit B4 located on the end of the terrace. The warehouse is of concrete frame construction with a full height block party wall, part metal cladding to side elevation, concrete asbestos cement roof, LED strip lighting and concrete flooring. It has an independent loading and parking area to the front, with a roller shutter loading door.

The office accommodation offers a ground floor reception, two WC's and a kitchen, with direct access into the warehouse. On the first floor, there are three offices of modular arrangement, carpeted throughout, with electric wall panel heaters. The offices further benefit from, security alarm and UPVC double glazed windows.

Accommodation

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

Ground Floor	422.14 Sq M	4,544 Sq Ft
First Floor Office	61.69 Sq M	664 Sq Ft
Total	483.82 Sq M	5,208 Sq Ft

Eaves Height: 4.71

Unit Depth: 36.24m

Unit Width: 11.65m

Roller Shutter Door: 4.44m (height) 3.64m (width)



Availability

Available TO LET from April 2026.

Rent

£32,500 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £29,000 from 1st April 2026.

Service Charge

The service charge budget from 25th December 2025 to 24th December 2026 is £1,835.26 per annum exclusive.

Costs

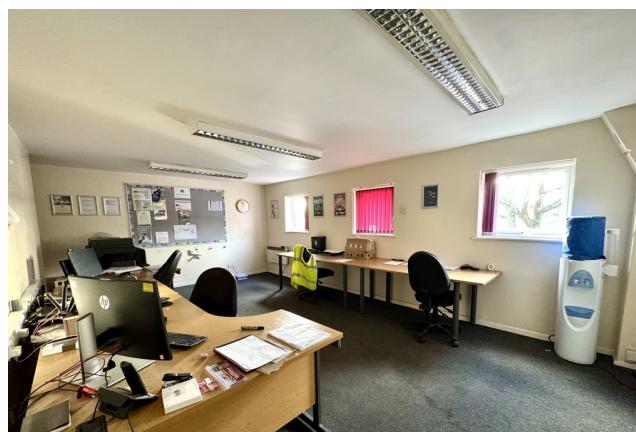
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises have planning permission for warehousing via application E/75/1292/P. The premises are suitable industrial uses STPP. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC

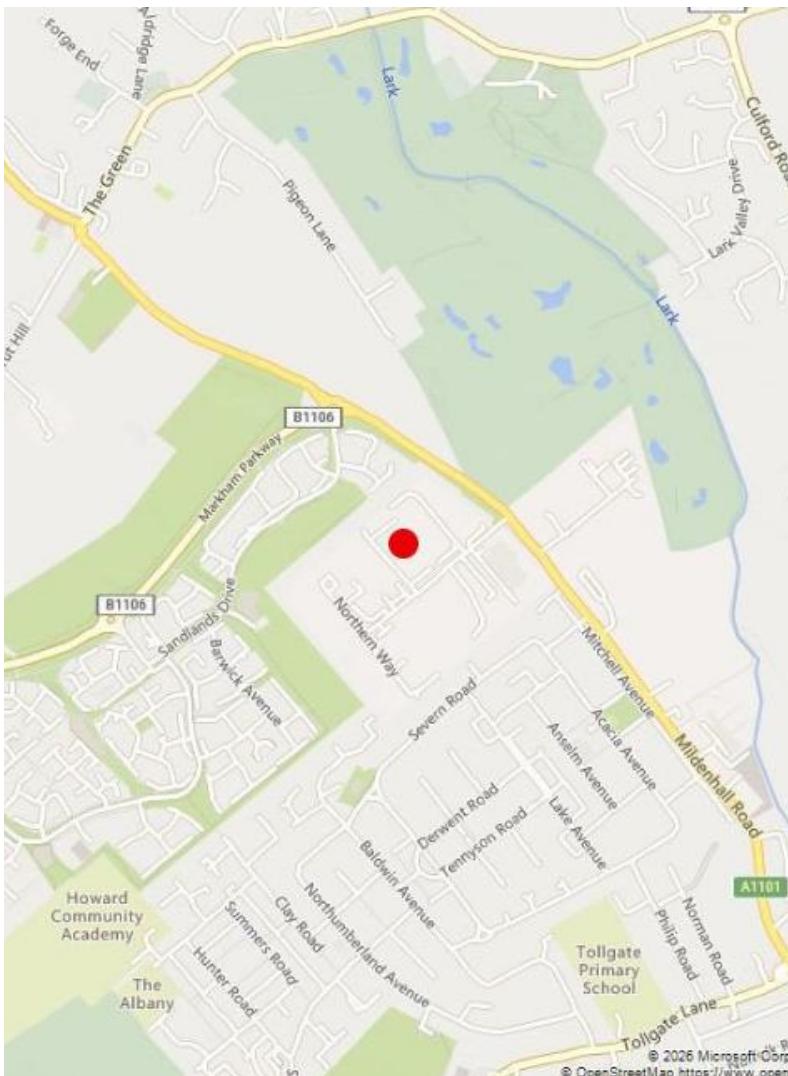
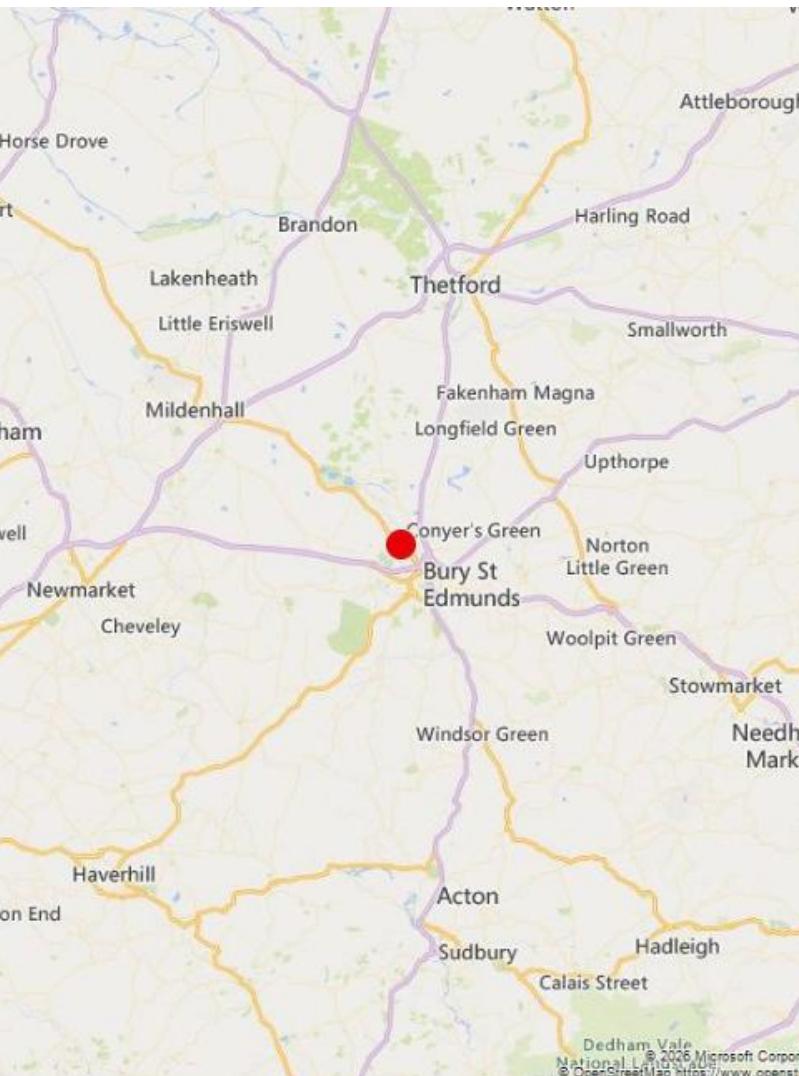
The EPC rating is D (93).



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Viewing & Further Information

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REF: A000868 / 23.01.26

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