

Business Unit - TO LET

Unit 5 Four Wheel Drive Rougham Industrial Estate, Bury St. Edmunds, Suffolk, IP30 9ND

Merrifields



Size: 1,014 Sq Ft

Located approximately 0.4 miles of the A14

Split level accommodation

Suitable for light industrial and storage uses

Loading and parking area

Available TO LET on terms to be agreed

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

Description

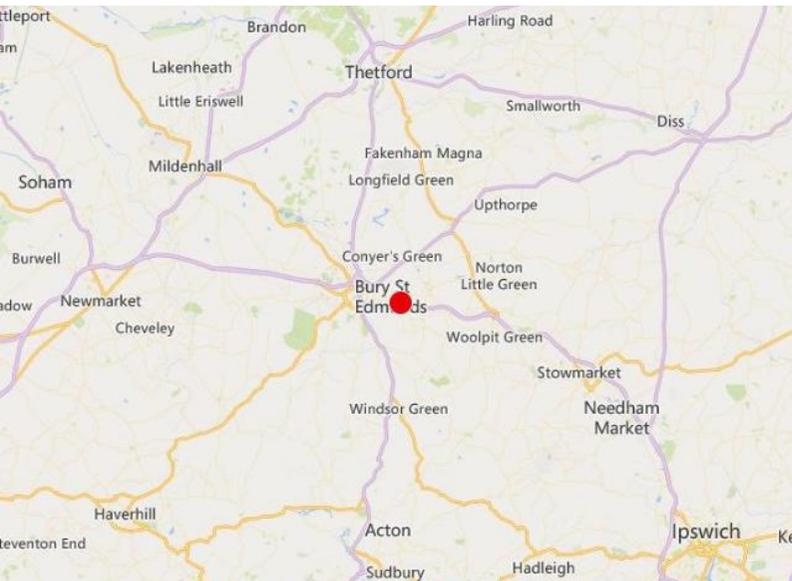
Four Wheel Drive is located in the Rougham Industrial Estate in Bury St Edmunds, approximately 0.4 miles of Junction 45 of the A14.

Unit 5 is a mid terraced business unit with an up and over door (3 meters) giving access to the warehouse / workshop on the ground floor, with stairs in the warehouse leading up to the mezzanine which is currently used as storage. The unit offers LED strip lighting in the warehouse, concrete flooring, carpeted ground floor office accommodation, an accessible WC, a recently fitted kitchenette and a forecourt loading area.

Accommodation

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

Warehouse and Ground Floor	1,014 Sq Ft	94.2 Sq M
Mezzanine	682 Sq Ft	63.36 Sq M
Total	1,014 Sq Ft	94.2 Sq M



Availability

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Rent

£11,500 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £9,600 (2026)
Small business rate relief may be available

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.

Use & Planning

The premises has planning permission for light industrial/warehouse (B8 Use Class) under planning number: E/86/2024/P. The property may be suitable for alternative uses within light industrial use class (STPP).

EPC

The EPC rating is E (107).

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Viewing & Further Information

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