

Warehouse/Factory and Yard - TO LET

4 Eastern Way, Bury St Edmunds, Suffolk, IP32 7AB

Merrifields



Size: 14,918 Sq Ft

2 miles from the A14 and 1 mile from town centre


Available immediately


Approximately 15,000 sq ft with 0.3 acres of yard/parking

Suitable for Industrial and Storage or distribution

Available by way of a new sub-lease

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

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

Description

The property is situated on the north side of Eastern Way less than 1 mile east of the town centre. The A143 (dualled) is accessed from the north via Hollow Road and gives direct access to the A14 at junction 43.

The property lies in an established Industrial location known as the Eastern Way Industrial Estate with surrounding properties being a mix of warehousing, manufacturing and office premises. Neighbouring occupiers include UKPN, Robinson Young and BT.

The steel portal framed warehouse is accessed via 2 loading doors on the south elevation of the building, the specification includes a concrete floor, strip lighting, offices and mezzanine storage. A sub-letting of the warehouse could include all the car parking/yard space surrounding it, which in total equates to approximately 0.3 of an acre.

Accommodation

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

Total	1,385.88 Sq M	14,918 Sq Ft
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The total site area is approximately 0.72 acres and the yard and parking areas are approximately 0.3 of an acre (STS).



Availability

The property is available TO LET immediately on sub-lease on terms to be agreed.

Rent

£130,000 plus VAT per annum.

VAT

The premises are opted for VAT.

Business Rates

The rateable value will need to be apportioned, or split. Please contact Merrifields for further information.

Service Charge

No service charge

Costs

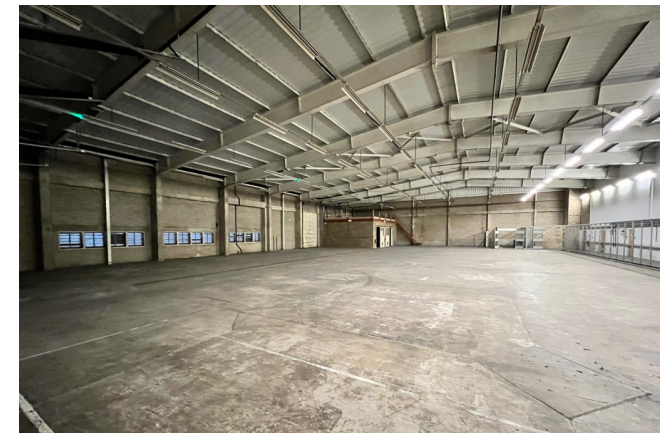
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by our client.

Use & Planning

The Lease permits E (g), B2 and B8 uses subject to the Landlord's consent. Planning to be confirmed.

EPC

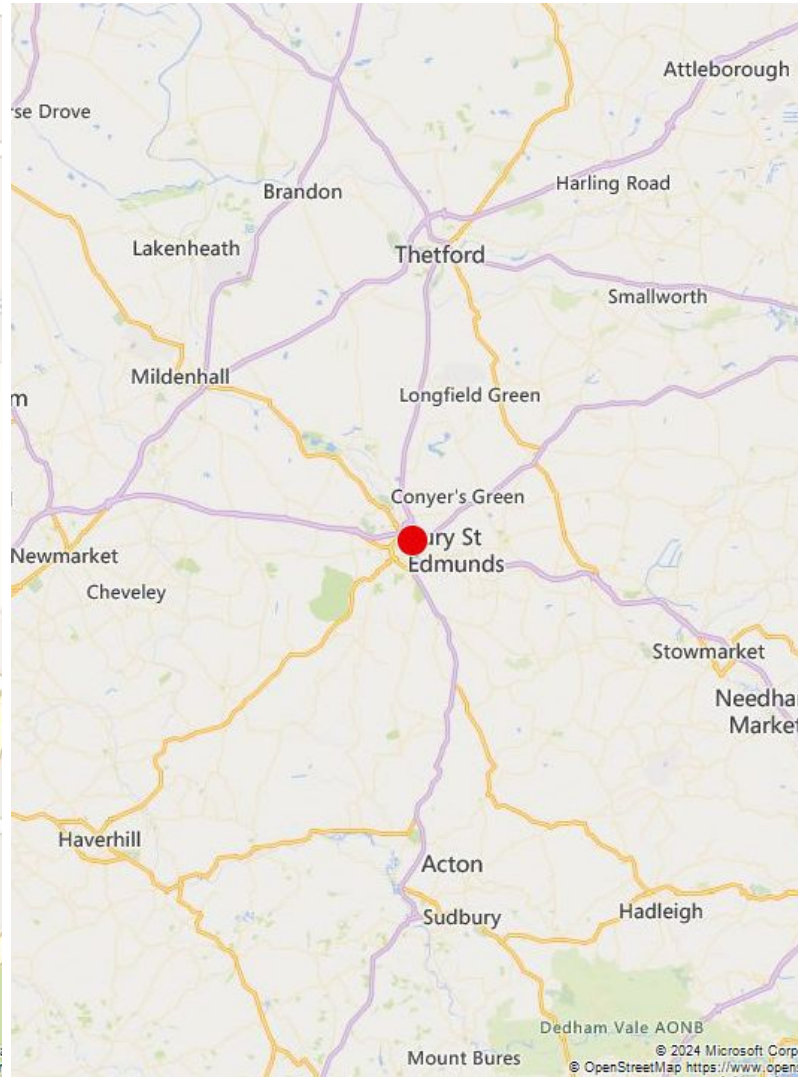
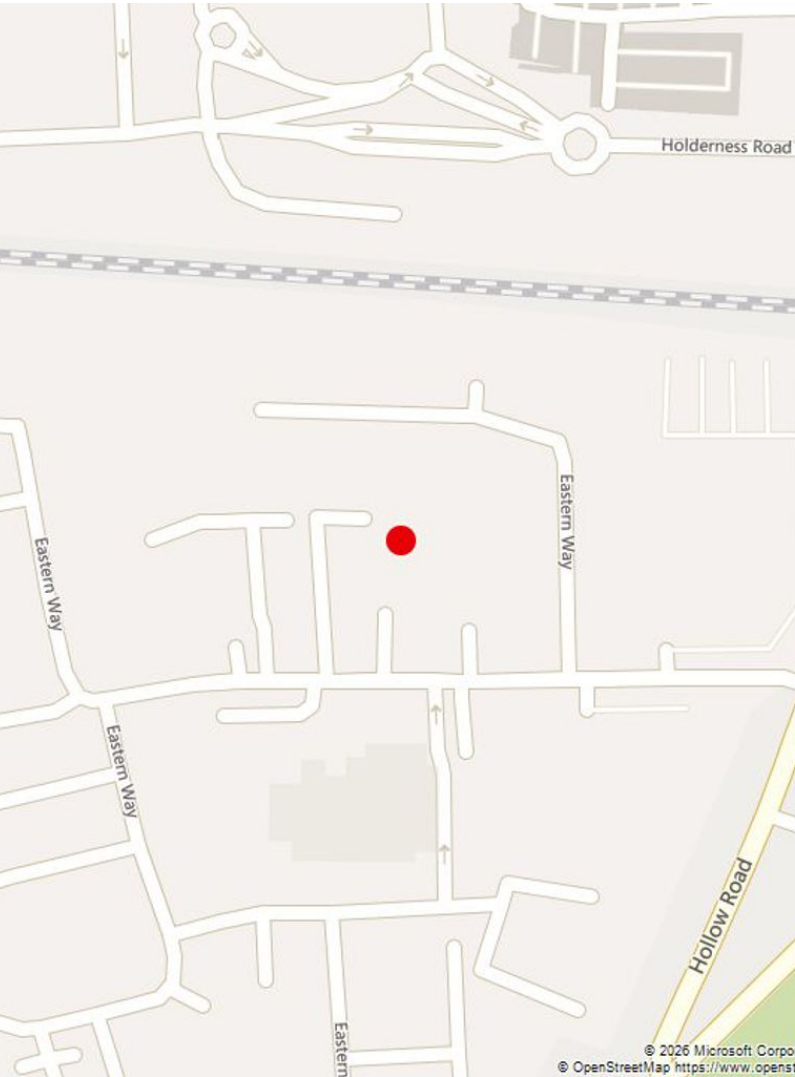
The EPC rating is D (93), for the whole property.



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Viewing & Further Information

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REF: A000683/1 / 13.05.26

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