

Business Unit - TO LET

Unit 1 Fourwheel Drive Rougham Industrial Estate, Bury St. Edmunds, Suffolk, IP30 9ND

Merrifields



Size: 2,220 Sq Ft

Located approximately 0.4 miles off 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

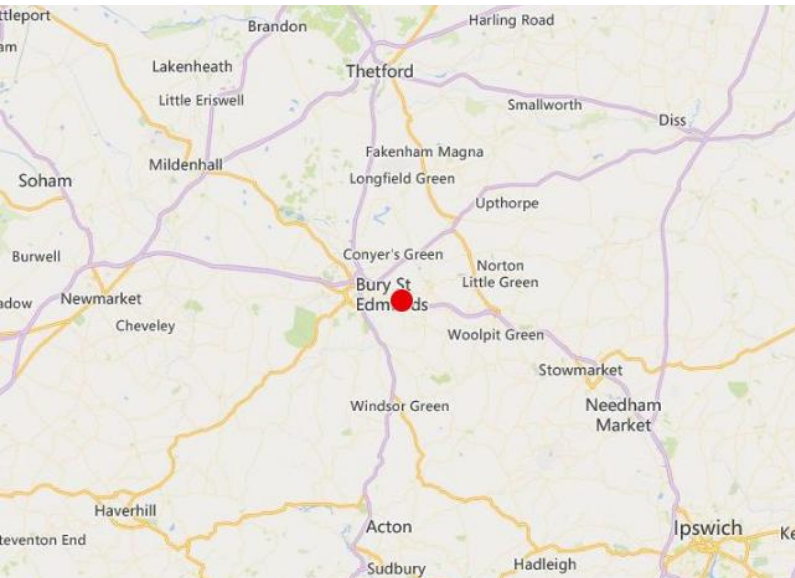
Four Wheel Drive is located in the Rougham Industrial Estate in Bury St Edmunds, approximately 0.4 miles of Junction 45 of the A14.

Unit 1 is an end-terraced business unit with a manual up and over door (3 meters) giving access to the warehouse / workshop on the ground floor, with stairs in the warehouse leading up to a mezzanine. The unit offers LED strip lighting in the warehouse, carpeted ground floor office accommodation, a WC, a kitchenette and a forecourt loading area with 6 car parking spaces.

Accommodation

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

Total	2,220 Sq Ft	206.24 Sq M
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Availability

The property is available TO LET on terms to be agreed.

Rent

£21,000 per annum exclusive.

VAT

The property is opted for VAT.

Business Rates

The rateable value is £19,750 (2026).

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 use under planning number: E/86/2024/P The property may be suitable for alternative uses within an E or B8 Use class STPP.

EPC

The EPC rating is E (116).

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Viewing & Further Information

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REF: A000919 / 08.06.26

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