Warehouse/ Trade Counter Unit - To Let

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

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Size: 4,756 Sq Ft

- Located approximately 2 miles from the A14.
- Separated Lobby, Offices and WCs
- Rear access with yard
- 16 Car parking Spaces
- May be suitable as Trade Counter STTP

01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

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

Description

62 Eastern Way offers a rare opportunity to take a new lease on a warehouse fitted out as a trade counter.

The property comprises a semi detached commercial building of steel framed construction utilised as a trade counter unit by the current tenant. The building has a small yard area to the rear and a shared access road to either side of the property. There are a total of 16 available car parking spaces on offer with the building.

The office specification includes carpeting, strip lighting while the lobby/ trade counter benefits from laminated flooring, suspended ceiling with inset LED panel lighting. The front roller shutter door has been fitted out to provide double personnel doors with the roller shutter door available to be used for security while . There is also a separate entrance to the offices.

The warehouse can be accessed via the rear roller shutter door which measures to be 3.97m wide and 3.09m high and includes a mixture of strip and circular LED lighting with concrete flooring. There is a loading area on the mezzanine capable of holding 106kg.

The property is available on terms to be agreed with the current tenant.

Accommodation

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

Total	441.83 Sq M	4,756 Sq Ft

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

Rent
£35,000 per annum exclusive.

VAT
The property is not opted for VAT.

Business Rates
The rateable value is £24,750 (April 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 have most recently been used as a trade counter. Interested parties should make their own enquiries to the local planning authority for their proposed use.

EPC
The EPC rating is E (107)

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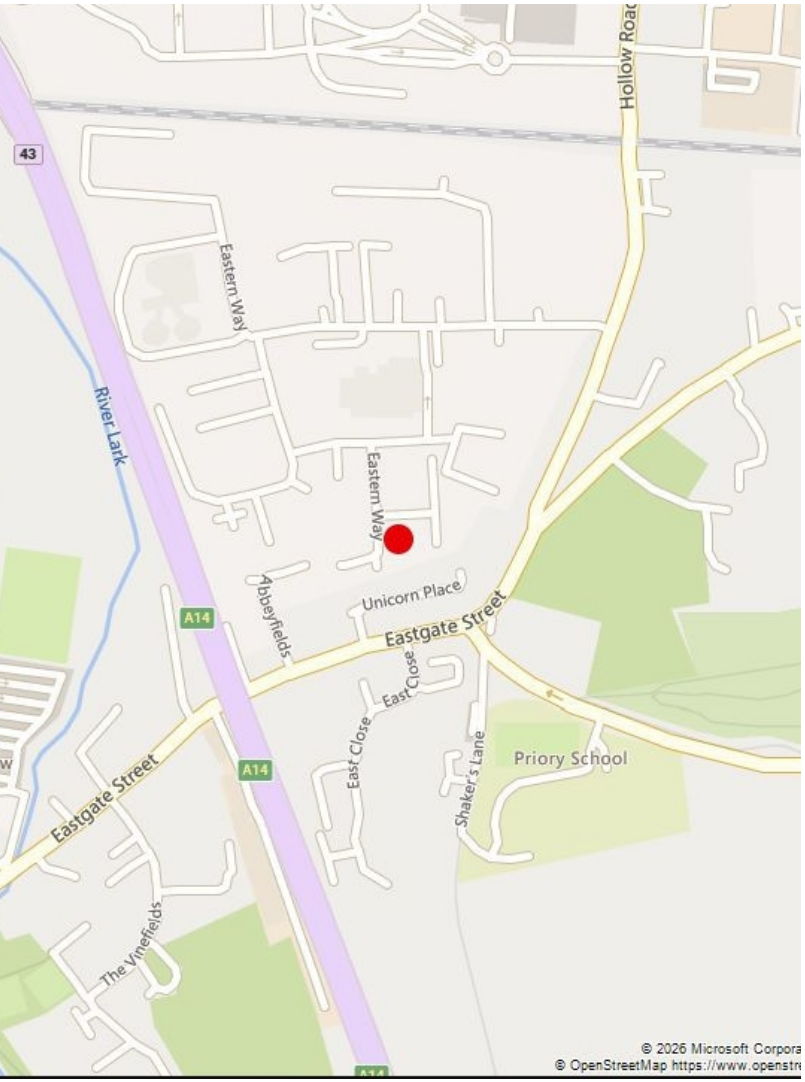

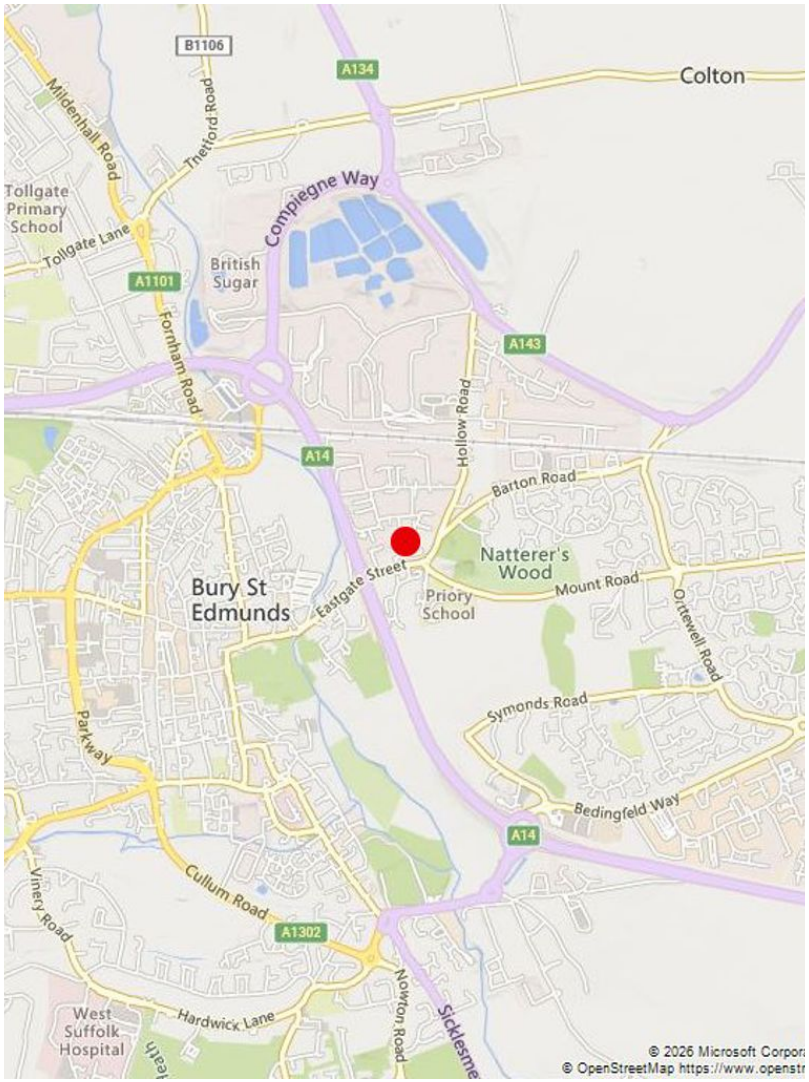

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REF: A000938 / 11.09.26

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