

LIGHT INDUSTRIAL UNIT with YARD TO LET

Merrifields
CHARTERED SURVEYORS

Green Farm Barn | Barrow | Bury St Edmunds | IP29 5EZ



- Detached barn 2.9 miles south of A14
- Former Grain store with exclusive yard space
- Approximate GIA of 6,942 sq ft
- Amenity block with good office specification (STC)
- Available To Let immediately on terms to be agreed

Merrifields | 63 Churchgate Street | Bury St Edmunds | IP33 1RH
Tel: 01284 700700
www.merrifields.co.uk

DESCRIPTION

The former grain store is located close to Barrow which has a good range of village services and has good access to the A14 at junction 40 about 2.9 miles to the north. Bury St Edmunds is approximately 5 miles to the east and Cambridge approximately 25 miles to the west.

The steel framed industrial unit provides an open plan warehouse/workshop with 3 phase electrics and exclusive yard area. The well specified offices on the first floor which include; air cooling, suspended ceilings, LED lighting, perimeter trunking and WC and Kitchen, could be made available.

ACCOMMODATION

The property has been measured to produce the following approximate Gross Internal Areas:

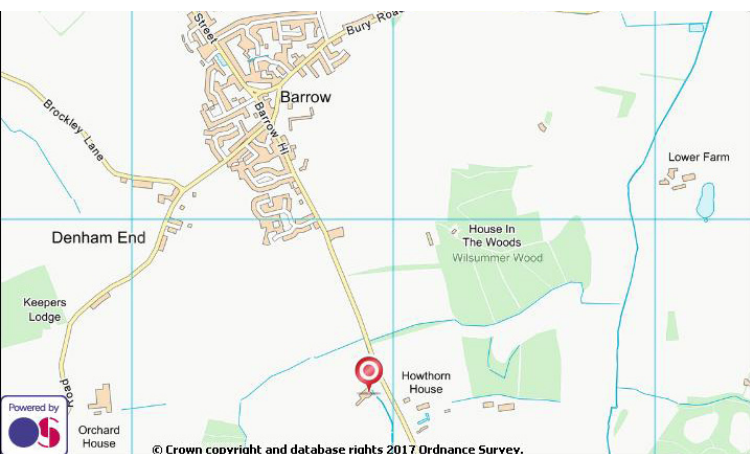
Ground Floor 554.10 sq m (5,964 sq ft)
First Floor 90.86 sq m (978 sq ft)
Total GIA 644.96 sq m (6,942 sq ft)
(Size of yard to be agreed by negotiation)

AVAILABILITY

The property is available for lease on terms to be agreed.

RENT

£30,000 per annum exclusive.



VAT

We await confirmation on whether the property is opted for VAT.

BUSINESS RATES

The Rateable Value is to be assessed following a change of use.

SERVICE CHARGE

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

COSTS

The purchaser or tenant will cover any abortive costs incurred by our client.

USE AND PLANNING

The premises have most recently been used for storage and office use in conjunction with an agricultural business with planning recently granted for B1 office use. The premises would be suitable for B1 light industrial and office uses subject to planning permission. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

EPC

The EPC rating is D (83).

Ref. A6127/20.09.18

Viewings and Further Information:

Tel: 01284 700700

Email: info@merrifields.co.uk

Merrifields
CHARTERED SURVEYORS

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