NEW INDUSTRIAL / BUSINESS UNITS

FOR SALE (May Let)

Units A, B and C | 30 Shepherds Grove | Stanton | Suffolk | IP31 2AR

Merrifields
CHARTERED SURVEYORS

- Brand new business/industrial units
- Available immediately FOR SALE
- Prices from £100,000 - £550,000 exc.
- Units available from 996 - 6,408 sq ft
- Located on Shepherds Grove Inudstrial Estate

DESCRIPTION

A development of 3 brand new industrial units located on the Shepherds Grove Industrial Estate. The Industrial Estate is located in the village of Stanton off the Bury Road (A143) and the units are located at the front of the Industrial Estate on the corner of Grove Lane and Upthorpe Road.

The new units are built to a shell and comprise of a steel portal frame with insulated plasticised steel roof and cladding with a tarmaccadum forecourt and parking area.

Mains electric, water and foul drainage connection are in place.

ACCOMMODATION

The units have been measured to produce the following approximate dimensions and Gross Internal Areas:

Unit A	252.00 sq m	(2,713 sq ft)
Unit B	250.90 sq m	(2,700 sq ft)
Unit C	92.56 sq m	(996 sq ft)
Total	595.46 sq m	(6,408 sq ft)

Each unit will have allocated parking provisions.

USE AND PLANNING

The premises have consent for B1 light industrial, and B2 general industrial use. The premises may also be suitable for B8 uses subject to planning permission or permitted development. Interested parties should make their own enquiries to the local planning authority.

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

AVAILABILITY
The units are available for sale freehold individually or together with vacant possession. The units are also available to let on a new lease on terms to be agreed.

PRICE

Unit A	£225,000 exclusive plus VAT
Unit B	£225,000 exclusive plus VAT
Unit C	£100,000 exclusive plus VAT
As a whole	**£550,000 exclusive plus VAT**

Rent on application.

VAT
The purchase price will be subject to VAT.

BUSINESS RATES
Business rates will be assessed on completion of the purchasers fit-out.

SERVICE CHARGE
None

COSTS
The purchaser will cover any abortive legal costs incurred by the seller.

EPC
EPC ratings will be supplied in accordance with regulations on completion of construction.

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Viewings and further information:
Tel: 01284 700700
Email: info@merrifields.co.uk

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