

WAREHOUSE

TO LET



Unit 1&2 Arras Road, Bury St Edmunds

IP33 3TX

1234963

Eddisons

UNIT 1&2 ARRAS ROAD

BURY ST EDMUNDS, IP33 3TX



Agreement

To Let



Detail

Warehouse



Rent

Unit 1 £18,500 pax
Unit 2 £25,000 pa



Size

181.06 sq m (1949sq ft)
271.55 sq m (2923sqft)



Location

Bury St Edmunds
IP33 3TX



Property ID

1234963

For Viewing & All Other Enquiries Please Contact:



SIMON BURTON
BSc (Hons)
Director

simon.burton@eddisons.com

01284 715005

07971090654

Property

Unit 1&2 are end of terrace and mid terrace warehouse properties and currently interconnected of steel portal frame with blockwork walls and plasticised metal sheet elevations under a fibre cement roof.

The units both benefit from warehouse space with approximately 5 meter eaves as well as ancillary office blocks with kitchen and WC facilities. The specification includes roller shutter doors, concrete floors and high bay lighting.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 1	18,062	1,949
Unit 2	271.55	2,923
Total GIA	454.28	4,890

Energy Performance Certificate

Current rating - E (102)

New EPC ratings will be provided on subdivision of the units.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Charging Authority: West Suffolk
Description: Warehouse and Premises
Rateable value: £26,750
Period: 2024-2025

The property has a future rateable value of £32,000 (April 2026). The property will need to be re-assessed for business rates if subdivided.

Town & Country Planning

The premises have most recently been used for storage and distribution within a B8 use. Interested parties are advised to make their own enquiries to the local planning authority as to the suitability of their proposed use.

Tenure

The property is available **To Let** immediately on terms to be agreed.

Rent

Unit 1 - £18,500 per annum exclusive of VAT and all other outgoing

Unit 2 - £25,000 per annum exclusive of VAT and all other outgoing

Service Charge

A service charge will be levied for a reasonable proportion of the upkeep and maintenance of the common parts of the estate.

VAT

VAT will be payable in addition to the rent at the prevailing rate.

Legal Costs

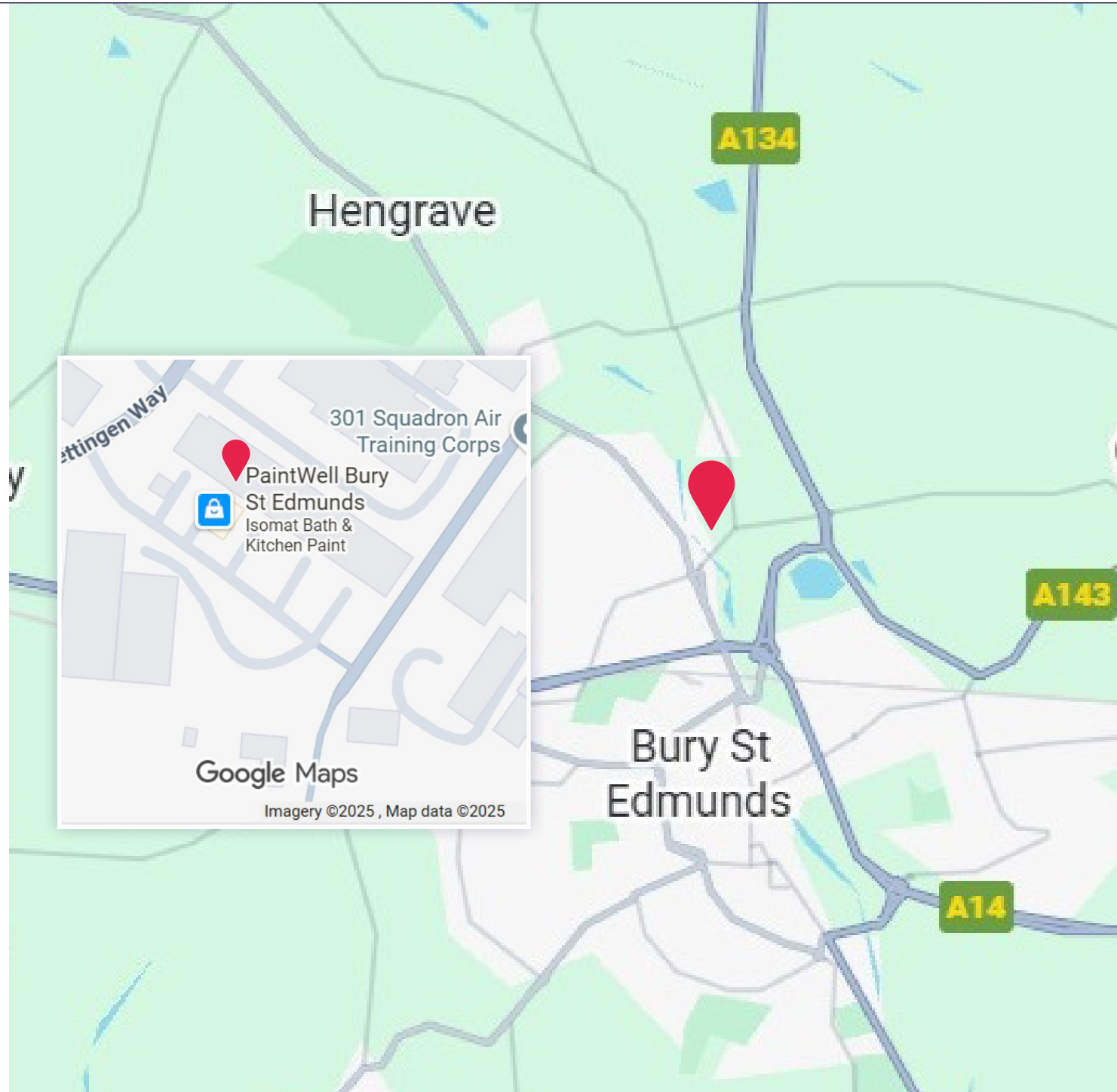
Each party will bear their own legal costs but the ingoing tenant will pay any abortive costs incurred by the landlord, should they withdraw from negotiations once solicitors are instructed.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

The property is located along Arras Road on the Blenheim Industrial Estate on the West side of Bury St Edmunds, which sits along the A14 roughly equidistant between Cambridge and Ipswich. The property is within 1 mile of both the A14 junction 42 and the town centre. Blenheim Industrial Estate is an established location off the main Newmarket Road and is home to a range of occupiers including a builders merchants, supermarket and a number of trade counter/warehouse occupiers.





Google Maps

