



**Newmarket Road, Bury St. Edmunds, IP28 6RD**  
**Rent - Guide Price £1,450,000      Deposit -**

A brand new Class E Business Unit currently in the course of construction providing 4,000 sq ft up to 8,000 sq ft with the addition of a mezzanine. The Unit is located on Risby Business Park which is an attractive development of units housing a variety of businesses. The scheme has been developed in four phases with Block D the fifth phase construction. The unit is built in a steel frame with profile clad elevations and roof with internal eaves of 7m. It will be provided with four full height roller shutter doors and four full height glazed entrance doors. It would be possible to sub divide the unit to provide two units of up to 4,000 sq ft each.

- BRAND NEW BUSINESS UNIT CURRENTLY IN THE COURSE OF CONSTRUCTION
- GOOD ACCESS TO THE A14
- SHELL FINISH WITH CAPPED OFF SERVICES READY FOR FIT OUT
- PARKING FORECOURT
- FOUR ROLLER SHUTTER DOORS & FOUR GLAZED ENTRANCES
- ATTRACTIVE BUSINESS PARK SETTING
- 4,000 SQ FT TO 8,000 SQ FT (WITH MEZZANINE)
- 7 M HIGH INTERNAL EAVES HEIGHT
- POTENTIAL FOR SUB DIVISION

