

Block D, Risby Business Park Newmarket Road - Guide Price

Risby Bury St. Edmunds IP28 6RD

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £1,450,000

The Property

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.

Externally there is an area to the front with granted rights to park and suitable for loading/unloading. There are further areas to park on site. There are areas on site for bin storage.

The property will be sold as a shell with services brought into the property and capped off ready for the owner to complete the fit out.

LOCATION

Risby Business Park is situated approximately 3 miles west of Bury St Edmund just off the A14 and therefore has excellent access to Ipswich, the east coast ports, Cambridge, The Midlands to the west and also London via the M11. The park has been designed to maximize the appearance of the rural location yet allow for excellent and easy access to all the major centres.

RATEABLE VALUE

To be assessed.

TERMS

£1,450,000 + VAT. Management company cost for communal areas approximately XXX per year.

SERVICES

All principal services are available on site.

VIEWINGS

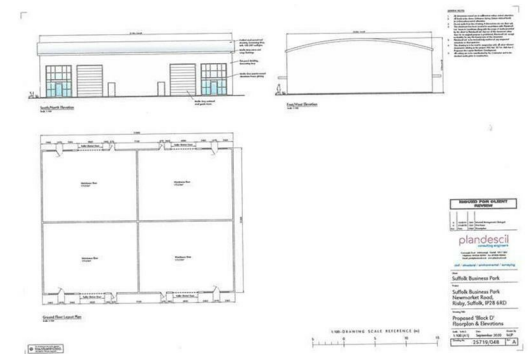
By appointment with the Sole agents Marshall Buck Commercial tel: 01284 705505.

DISCLAIMER

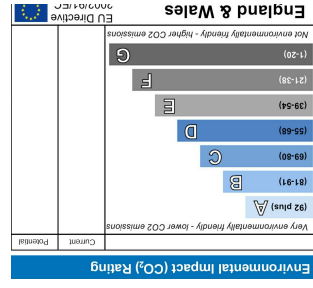
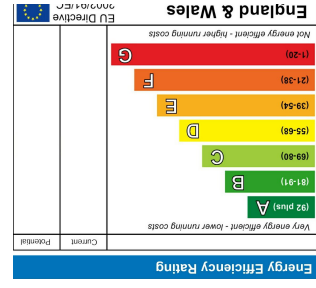
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points

Features

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



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