

Birchall Steel Consultant Surveyors

**SUBSTANTIAL AND INEXPENSIVE
WAREHOUSE ACCOMODATION
EXTREMELY WELL LOCATED FRONTING THE A134
WITH EASY ACCESS TO THE A14 AND A11.**



ABOUT 16,100 SQ.FT.

AMPLE YARD AREAS AND EXCELLENT EAVES HEIGHT

TMB Warehouse
Thetford Road
Ingham
Bury St Edmunds, IP31 1NR

TO LET ON A NEW LEASE

RENT £65,000 PER ANNUM EXCLUSIVE

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

01787 883888
office@birchallsteel.co.uk
www.birchallsteel.co.uk

Birchall Steel Limited trading as Birchall Steel Consultant Surveyors
Registered Office: 61 Station Road – Sudbury – Suffolk – CO10 2SP – Company No: 08571498
VAT No: 700 0186 01

LOCATION

The warehouse is situated adjacent to the Woodside Business Park and the junction of the A134 Thetford Road and Maltings Lane about 5 miles north of Bury St Edmunds and 4 miles from the junction of the A134 and A14. Thetford and the A11 is about 8 miles to the north and the local trunk road network affords fast road access to Cambridge, The Midlands, London and the east coast ports of Felixstowe and Harwich. There are train services from both Bury St Edmunds and Thetford.

DESCRIPTION

Originally constructed as a grain store and occupied for many years by GB Seeds. More latterly it has been used as general warehousing and is constructed of steel portal frame with asbestos cement cladding under an asbestos cement roof with recently renewed polycarbonate roof lights. Eaves heights vary, the lower section having a minimum height of 3.8 metres with the remainder between 5.85 metres and 8.18 metres. The warehouse was built in two bays but otherwise open span, there is an extensive canopy above the main loading doors and ample circulation and parking areas. There is a small remote brick built semi-detached office building also containing the usual staff facilities.

ACCOMMODATION

The building provides the following accommodation, but please note that all dimensions and areas are approximate:

Main Warehouse	198' 10" x 59' 9" providing 11,880 sq. ft.
Adjoining Lean-to Bay	189' x 21' providing 3,969 sq. ft.
Total Warehouse Space	15,850 sq. ft. approx.

Principal access from the service yard is by means of a single loading door 14' high x 9'9" wide. There is subsidiary access from Maltings Lane.

Canopy 115' x 15' approx.

Office/Staff Accommodation

There is a brick built semi-detached office building with single office 12'4" x 10'6" providing 129 sq. ft. with opening to:

Restroom/Kitchenette 11'8" maximum x 11'5" off which there is a single cloakroom with wc and wash basin.

Outside

Infront of the building is a large concrete service yard shared with the adjacent unit but providing ample circulation and parking space.

RATES The rateable value is £42,500.

EPC An EPC has been commissioned and will be available upon request.

TERMS The property is available to let on a new lease on terms to be agreed but for a minimum period of three years.

RENT

£65,000 per annum exclusive.

VIEWING

Strictly by prior appointment with the agents:

Birchall Steel Ltd

Tel: 01787 883888

