

01284 702655

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Eddisons

Incorporating Barker Storey Matthews

WAREHOUSE/TRADE COUNTER- TO LET



**UNITS 3 & W3 ARRAS ROAD, BLENHEIM INDUSTRIAL ESTATE,
BURY ST EDMUNDS, SUFFOLK IP33 3TX**

Rent: £58,750 per annum exclusive

Size: 873.19 sq m (9,399 sq ft)

- Refurbished warehouse premises
- Multiple loading doors
- Close to A14
- Clear span warehousing with office content

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 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.

DESCRIPTION

The property comprises two refurbished warehouse units with multiple loading doors across two units. The properties are of steel portal frame and brick/blockwork construction with profiled metallic cladding under a pitched roof. The larger warehouse is clear span and benefits from forecourt parking and loading whilst the smaller unit provides a mix of office and warehouse accommodation.

ACCOMMODATION

Unit 3	238.88sq m	2,571sq ft
Unit W3	634.31sq m	6,828sq ft
Total GIA	873.19sq m	9,399sq ft

SERVICES

Mains electricity and water are believed to be available to the premises. Gas is believed to be available in unit 3 but has been disconnected in unit W3. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

BUSINESS RATES

W3 is not currently separately assessed for business rates and will need to be reassessed. We understand from internet enquiries made from the VOA website that Unit 3 has a current rateable value of £11,000 (2017 assessment) and therefore benefits from small business rates relief for qualifying businesses. From 1 April 2023, this will be rising to £14,000. Interested parties are advised to check whether they are eligible for rates relief following this increase. For the year commencing 1 April 2022, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

RENT

The properties are available at a rent of £58,750 per annum exclusive of VAT, service charge and all other outgoings. We understand VAT is charged on the rent. Alternatively the properties could be made available individually.

LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

SERVICE CHARGE

A service charge is not currently levied however the landlord reserves the right to charge a fair and reasonable proportion in respect of any upkeep or maintenance of communal areas of the estate.

EPC

The property has an EPC of D (90). A copy of the EPC is available from the agent.

PLANNING

The property has previously been used for storage and distribution and we expect the property should be suitable for uses falling within class B8 under the use classes order 2020. Interested parties are however advised to make their own enquiries of West Suffolk Council as to the suitability of the current planning consent for their proposed use. The property is not suitable for vehicle workshops.

LEASE TERMS

The property is available on a new lease for a term to be agreed.

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews
4 Hillside Road
Bury St Edmunds
IP32 7EA.
Contact:
Steven Mudd steven.mudd@eddisons.com
(01284) 702655

Ref: 144861
Date: 23/01/23

For more information, visit eddisons.com
T: 01284 702655

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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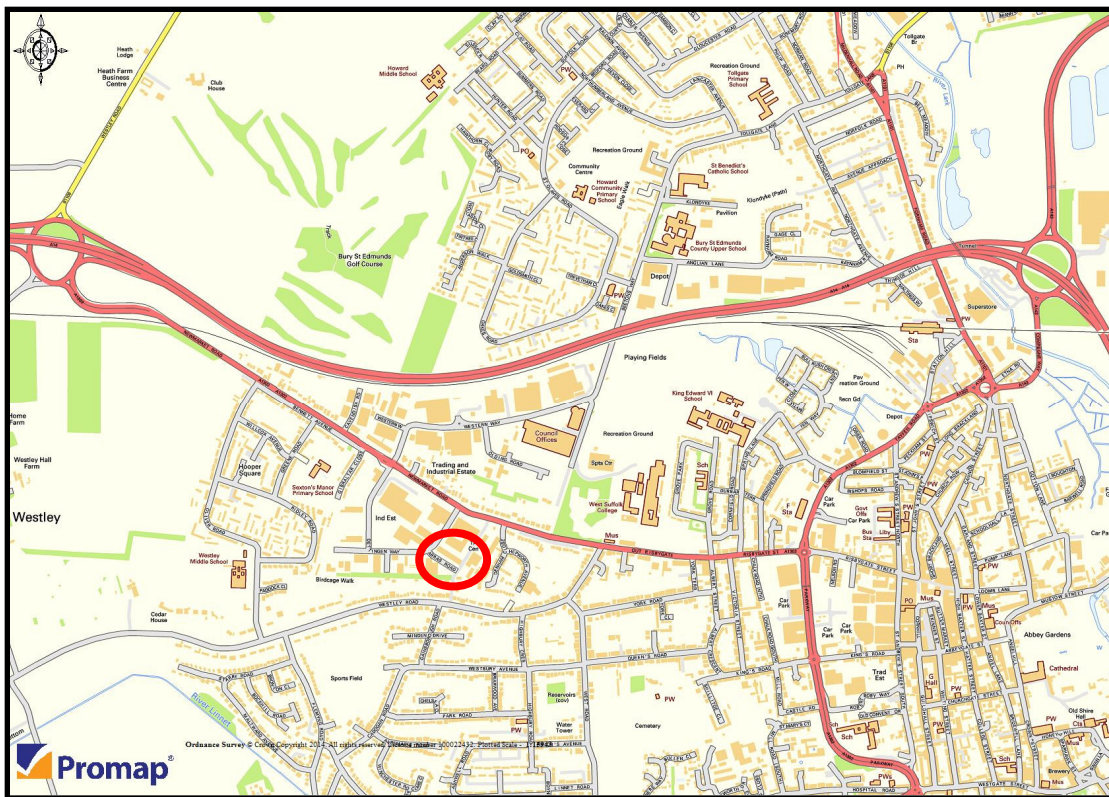
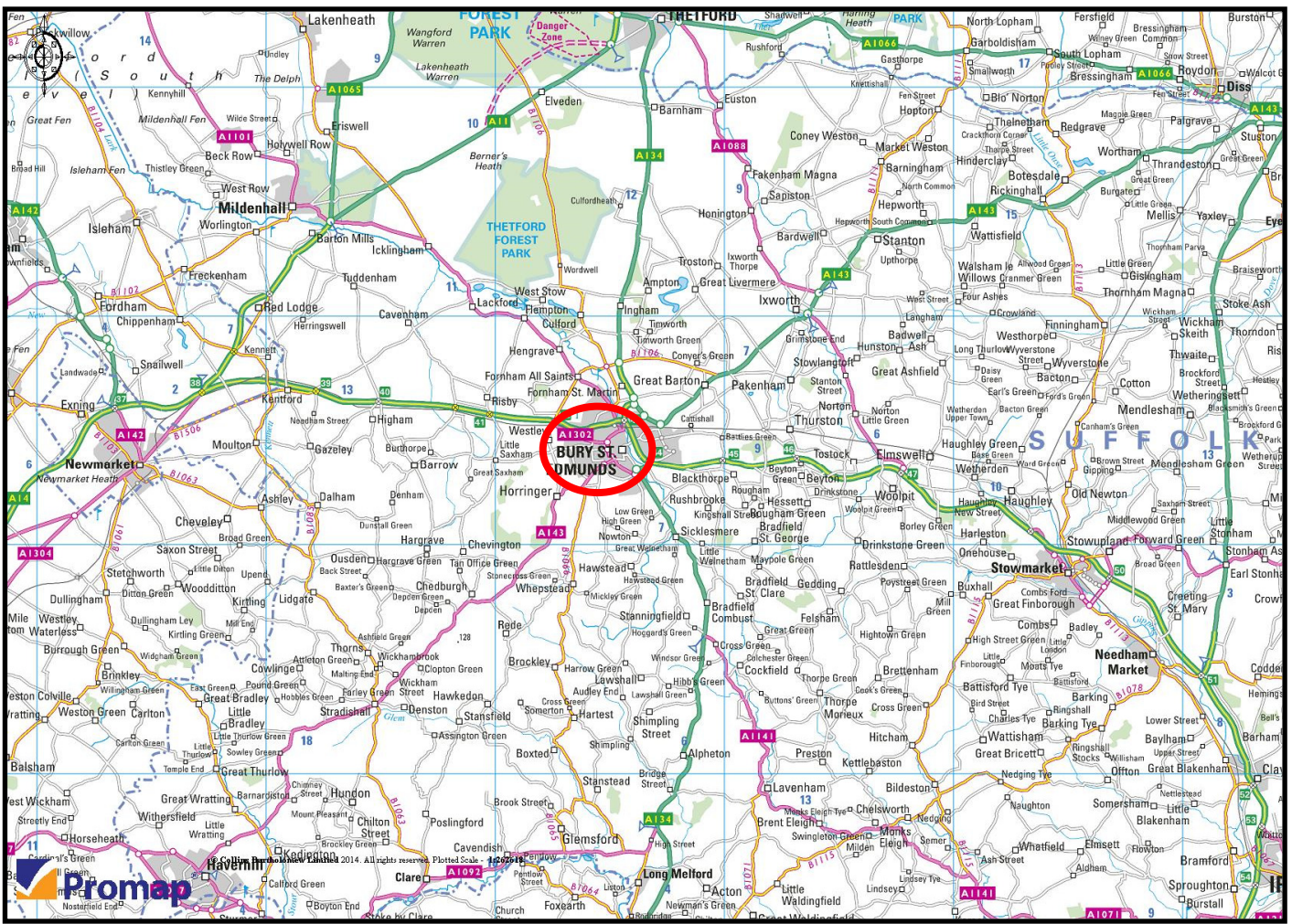
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