

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 the two units and are of steel portal frame and brick/blockwork construction with profiled metallic cladding under a pitched roof. The larger warehouse is clear span and has recently had major roof refurbishment including new translucent roof lights plus LED lighting. The smaller unit provides a mix of office and warehouse accommodation. The units benefit from forecourt parking and loading and are intended to be taken as a whole.

## ACCOMMODATION

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

## 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 £58,750per 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:-

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**incorporating Barker Storey Matthews**

Unit 12 Forbes Business Centre, Kempson Way  
Bury St Edmunds, IP32 7EA

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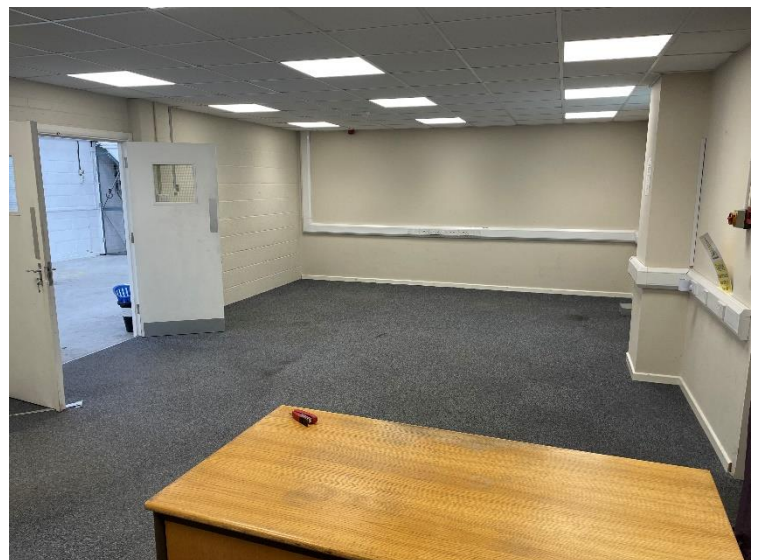
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T: 01284 702655

### Important Information

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