

01284 702655

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WAREHOUSE - TO LET

Eddisons

Incorporating Barker Storey Matthews



F5 DETTINGEN WAY, BURY ST EDMUNDS, IP33 3TU

Rent: £68,000per annum exclusive

Size: 1,054.87sq m (11,355 sq ft) GIA

- Modern warehouse unit
- Excellent access to A14
- Internal offices, kitchen and WCs
- Front loading area with car parking

LOCATION

The property is located on Blenheim Industrial Estate approximately 1 mile to the West of Bury St Edmunds town centre. The unit has excellent access to the A14 via Newmarket road and the nearest junction (43) is within approximately 3/4 mile. Bury St Edmunds is an affluent market town located in West Suffolk, approximately 29 miles West of Ipswich and 30 miles East of Cambridge.

DESCRIPTION

Modern end terrace unit and providing clear span warehousing, with two roller shutter doors under a pitched roof. Benefits include overclad roof, fluorescent strip lighting, concrete floors, male and female WC's. The property has an eaves height to the apex of approximately 6.2m and 4.8m to the underside of the stanchions. Externally there is parking for approximately 20 vehicles plus loading area.

SERVICES

Mains electricity gas and water are believed to be available to the premises. 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.

ACCOMMODATION

Total GIA 1,054.87sq m (11,355 sq ft)
The areas measured are approximate.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a current rateable value of £58,500 (2023 assessment).

For the year commencing 1 April 2024, rates will normally be charged at 54.6p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

RENT

The property is available at a rent of £68,000per annum exclusive of VAT service charge and all other outgoings. We understand that VAT will be charged on the rent.

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.

EPC

The property has a current EPC rating of D (93).

PLANNING

The property is understood to have previously been used for storage and distribution and we believe should be suitable for uses falling within class B8 however interested parties are advised to satisfy themselves as to the suitability of the current planning consent for their proposed use by contacting West Suffolk Council.

LEASE TERMS

The property is available upon completion of the legal formalities 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

Unit 12 Forbes Business Centre, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR.

Tel: 01284 702655

Steven Mudd Steven.mudd@eddisons.com

Ref: 177295 231128

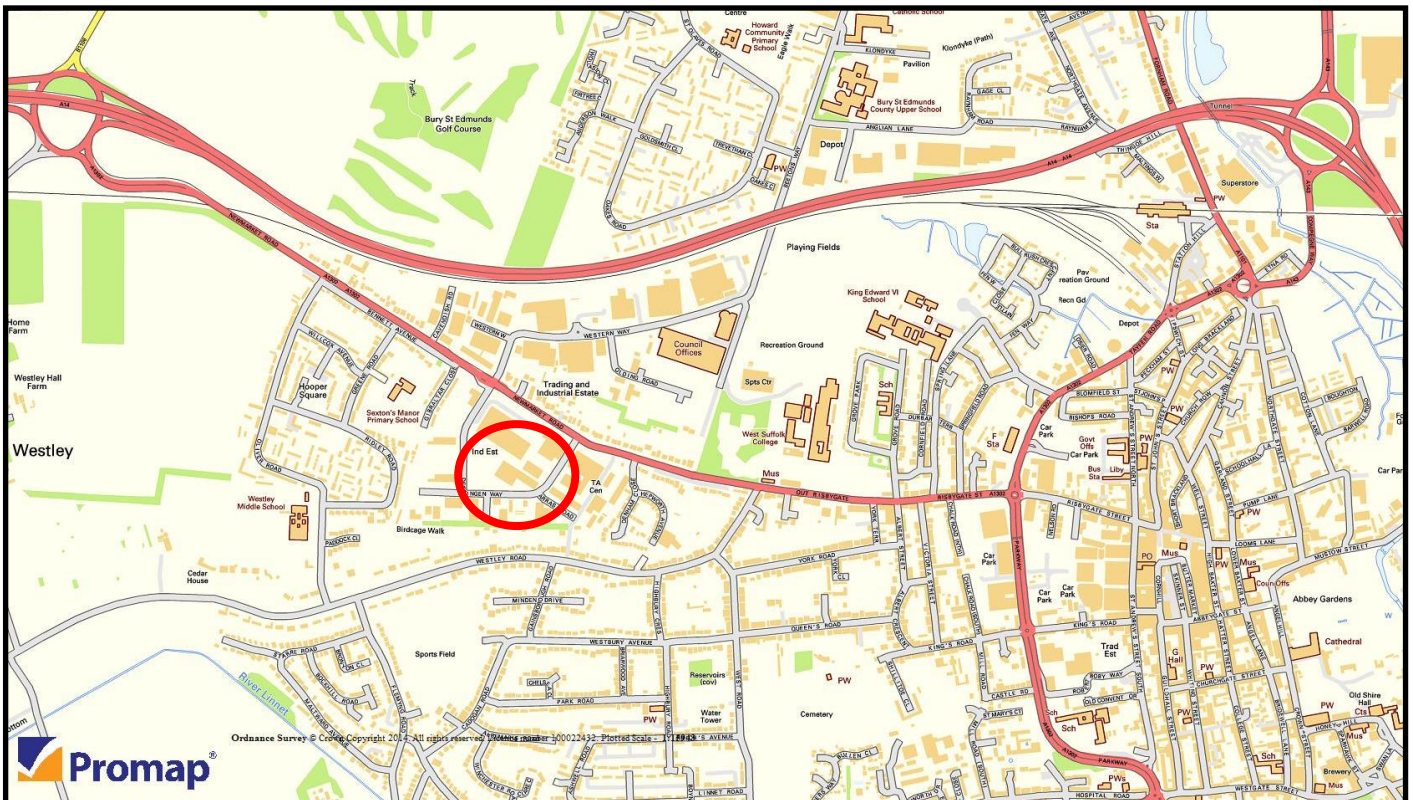
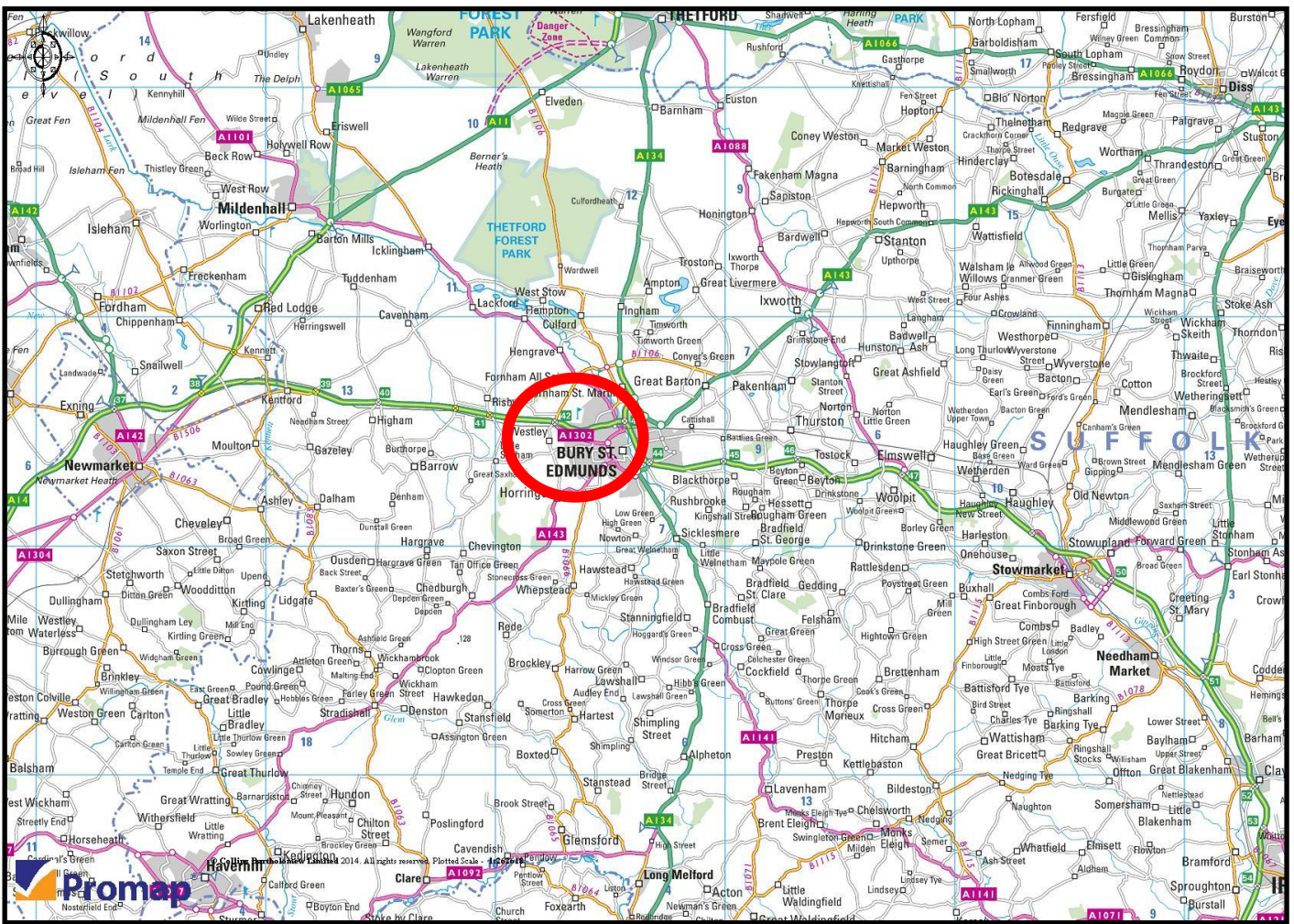
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T: 01284 702655

Important Information

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