

01284 702655

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TRADE COUNTER/WAREHOUSE- TO LET

Eddisons

Incorporating Barker Storey Matthews



**Unit 2 Lark Valley Trade Park, Lamdin Road,
Bury St Edmunds, IP32 6LJ**

Rent: £33,000per annum exclusive

Size: 423.66sq m (4,561sq ft) GIA

- Modern trade counter/warehouse
- Forecourt parking/loading
- 7.3m eaves
- Good access to A14

LOCATION

Lark Valley Trade Park is a modern development of trade and business units constructed around 2006/2007 and accessed off Mildenhall road which leads to J42 of the A14 via the new Marham Park Residential development. Bury St Edmunds is an affluent and historic market town situated along the A14.

DESCRIPTION

The property comprises a modern trade counter/warehouse unit of steel frame construction with blockwork walls. The remaining specification includes concrete floor, profiled metallic cladding under a curved roof with translucent roof lights. The property benefits from a good sized up and over loading door, internal offices, kitchenette and WCs. There is also a mezzanine area to the rear of the building.

SERVICES

Mains drainage, water and electricity are available to the unit. Gas is available to the site but may not be connected to the individual units. Interested parties are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

Ground floor	341.93sqm	(3,681sqft)
Mezzanine	81.73sqm	(880sqft)
Total GIA	423.66sqm	(4,561sqft)

All measurements are approximate and calculated on a Gross Internal Area basis.

BUSINESS RATES

We understand from internet enquiries made from the VOA website the property has a current rateable value of £23,000 (2023 assessment).

For the year commencing 1 April 2023, 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 property is available at a rent of £33,000 per annum exclusive of VAT service charge and all other outgoings.

VAT

We understand the property is elected for VAT and 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 once solicitors have been instructed.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas and insurance. Further details are available from the agents.

EPC

The unit has a current EPC rating of D (97).

PLANNING

The unit has previously been used for storage and distribution. Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

LEASE TERMS

The unit is available on a new lease for a term to be agreed and upon completion of the legal formalities.

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

12 Forbes Business Centre

Kempson Way

Bury St Edmunds

IP32 7AR

Contact:

Simon Burton simon.burton@eddisons.com

Steven Mudd steven.mudd@eddisons.com

(01284) 702655

Ref: 180168 240216

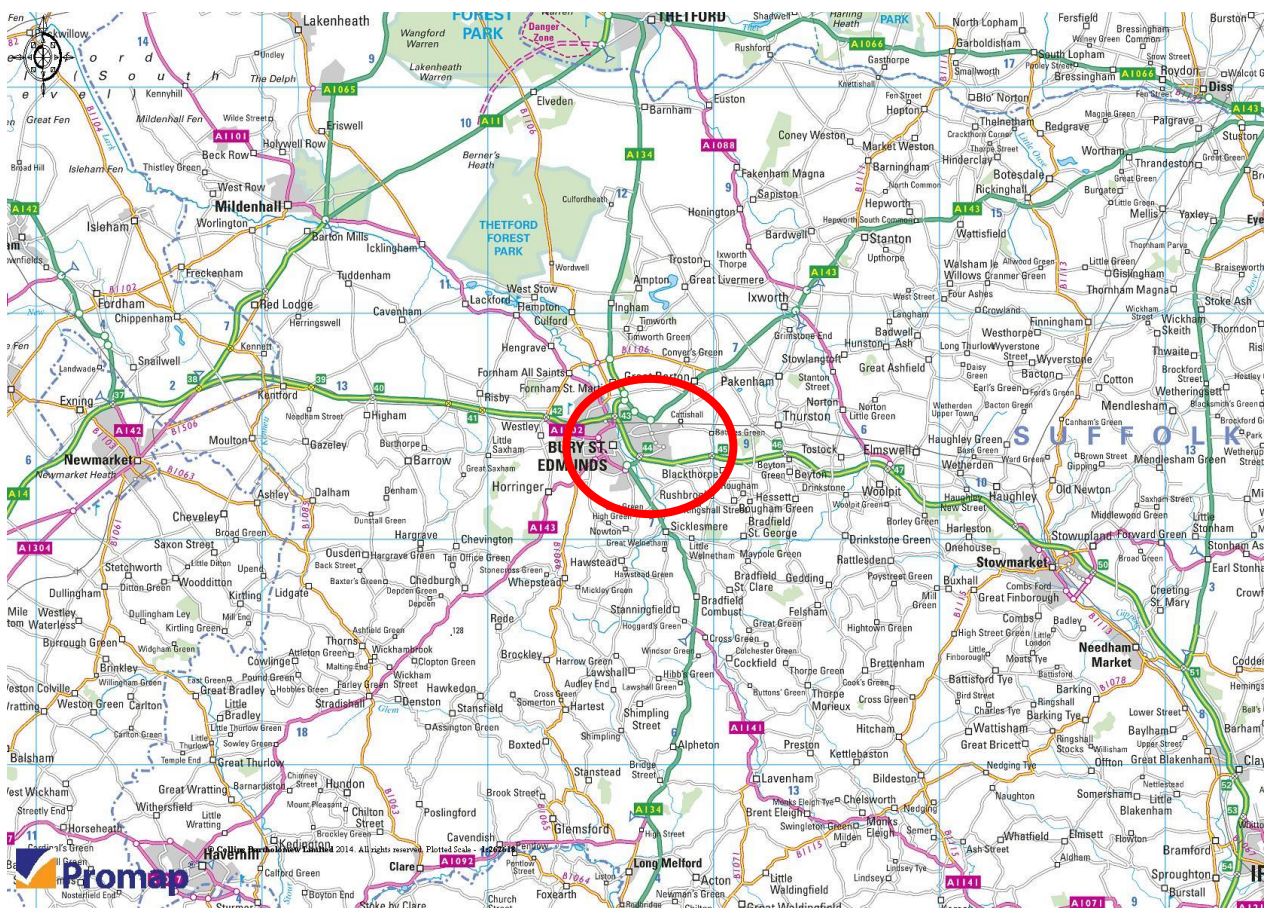
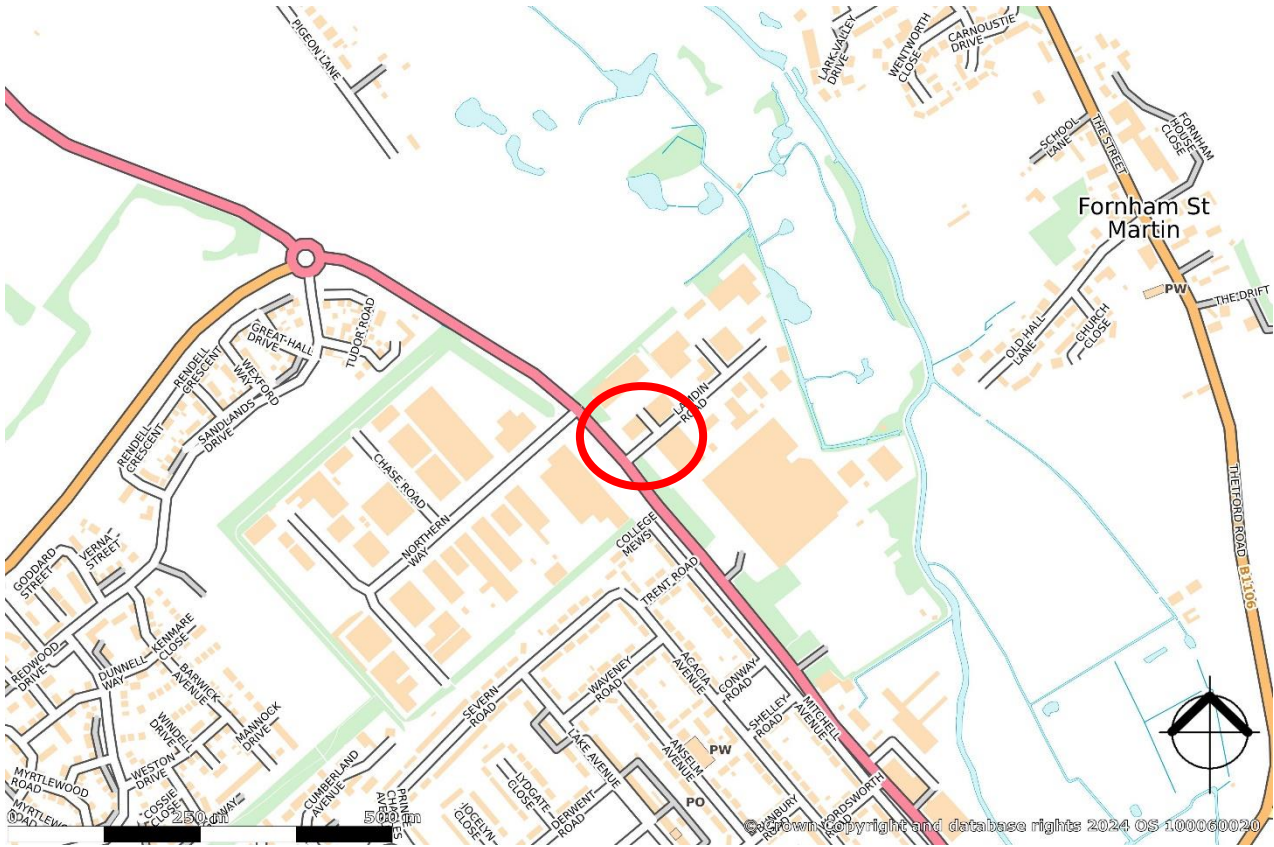
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T: 01284 702655

Important Information

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