

**FOR  
SALE**

(May Let)

## NEW COMMERCIAL UNIT AVAILABLE ON FREEHOLD OR LEASEHOLD BASIS

From 1,925 sq ft (179 sq m) to 7,700 sq ft (716 sq m)

## Key Summary

- Brand new Class E business unit under construction
- Providing 7,700 sq ft (716 sq m)
- May split to four units of 1,925 sq ft (179 sq m) each
- Attractive business park location
- Finished to shell & core specification ready for fit out
- Excellent internal eaves height of 7m
- Potential for mezzanine floors to be incorporated
- Immediate access to A14 at Junction 41
- Anticipated EPC ratings of A or B
- Available on a freehold or leasehold basis

To Cambridge

J41

A14

To Bury St Edmunds

Risby Business Park



### Description

Risby Business Park comprises an attractive phased development of B1 business units suitable for a variety of uses. The scheme has been developed in four phases with a fifth phase currently under construction.

Block D comprises the fifth phase of construction and provides a single unit of 7,700 sq ft. The unit is of steel portal frame construction with profile steel clad elevations and roof. The unit will be provided with four full height roller shutter doors and four full height glazed entrances. It is capable of subdivision to provide two unit of 3,850 sq ft each or four units of circa 1,925 sq ft.

The unit is finished to shell and core specification with services brought in and capped off, ready for occupier fit out. The unit has a good internal eaves of 7m.

Externally each unit benefits from a front forecourt with rights granted to park cars, as well as load & unload goods. Further parking is provided on site together with specific areas allocated for skip & bin storage.

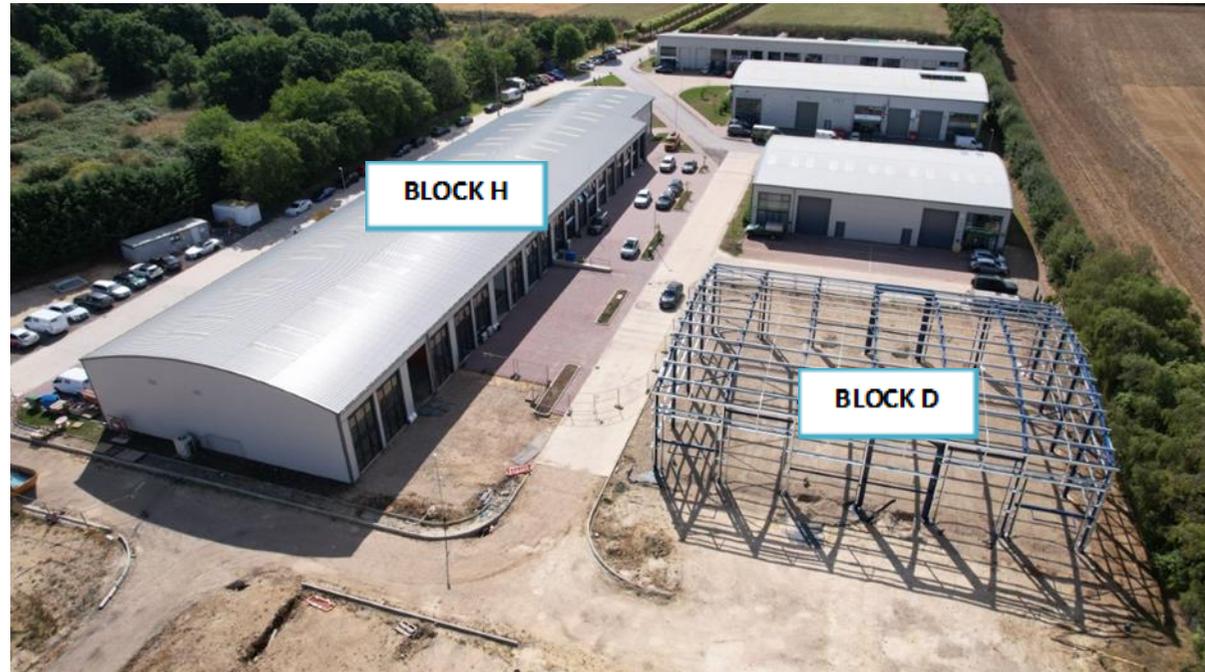
### Accommodation

The following approximate gross internal floor areas are provided:

| Unit         | Description | Sq Ft        | Sq M       |
|--------------|-------------|--------------|------------|
| D1 & D3      |             | 3,850        | 358        |
| D2 & D4      |             | 3,850        | 358        |
| <b>Total</b> |             | <b>7,700</b> | <b>716</b> |

### Tenure

Freehold with vacant possession. Or on a new Full Repairing and Insuring lease for a term to be agreed.



## Price & Rent

Block D is available for £1.4 million. Alternatively, consideration may be given to dividing the unit price on application.

Rent on application and dependent on fit out. All prices are exclusive of VAT.

## Business Rates

The unit will require assessment from the Valuation Office on completion.

## VAT

The property is opted for Value Added Tax which is payable on the sale price.

## EPC

Not assessed. Anticipated ratings could achieve Grade A or B.

## Estates Charge

The developer manages the common areas of the estate and recharges a fair proportion to each of the occupiers. For further details please contact the agents.

## Services

Sub-metered electricity, mains water, sewerage and telecommunications are brought to the unit and capped off/terminated ready for connection.

## Legal Costs

Each party to be responsible for their own legal costs. The Purchaser/Tenant will be required to provide an undertaking to pay the Seller's abortive legal costs.



## Viewing & Further Information

For viewings and further information please contact the Hazells Chartered Surveyors - 01284 702626 or email the following:

**Richard Pyatt MRICS**  
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