



BUSINESS UNIT WITH OFFICES

Unit A8 Risby Business Park

Newmarket Road, Risby, Bury St Edmunds, IP28 6RD

BUSINESS UNIT SUITABLE FOR VARIOUS USES

1,754 sq ft
(162.95 sq m)

- Total GIA of 1,754 sq ft (163 sq m)
- Suitable for office, warehouse, trade counter or other uses
- Excellent business park environment
- Close to A14 and only five miles to Bury St Edmunds

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Summary

Available Size	1,754 sq ft
Rent	£18,500 per annum
Rates Payable	£4.77 per sq ft
Rateable Value	£16,750
VAT	Applicable
Legal Fees	Each party to bear their own costs. An undertaking for abortive legal costs will be required from the Tenant.
Estate Charge	An estate charge is levied and recharged to the tenant. For more information contact Hazells.
EPC Rating	C (66)

Description

Risby Business Park is an impressive development of attractively designed commercial units ideally suited to office, warehouse or light industrial occupiers. Unit A8 provides a workshop/store with reception area, WCs and kitchen to the ground floor and two good sized offices at first floor. The workshop has a full height loading door, 6m eaves and florescent lighting. The office specification includes Cat 2 florescent lighting, central heating, wall mounted IT points and carpet throughout. There is on-site parking for 3 cars. Overflow car parking is also available.

Location

The property is situated at Risby Business Park just off of the Newmarket Road and approximately 3 miles west of Bury St Edmunds town centre. The property is ideally situated within minutes of Junction 41 of the A14 thereby providing excellent access to Bury, Cambridge, Ipswich and the east coast ports.

Accommodation

The accommodation comprises the following areas:

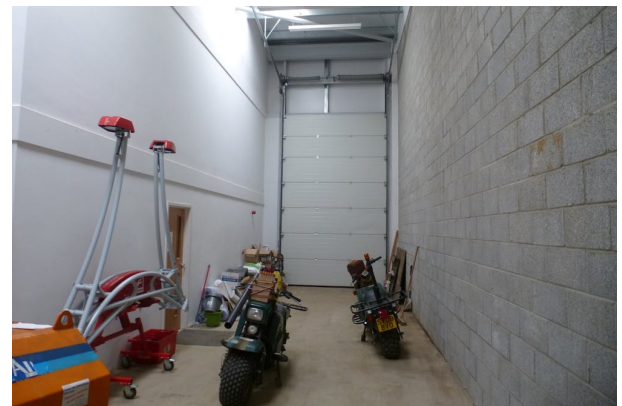
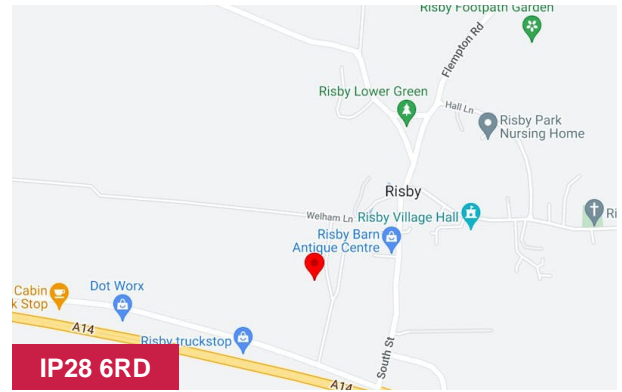
Name	sq ft	sq m	Availability
Ground - Warehouse, reception & ancillary	1,319	122.54	Available
1st - Office	435	40.41	Available
Total	1,754	162.95	

Terms

Available on a new FR&I lease on terms to be agreed.

Agent Note

Marketing photos are historic and are therefore indicative only.



Viewing & Further Information



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