



Block E

Risby Business Park, Risby, Bury St Edmunds, IP28 6RD

Next phase of six new Class E business units

1,197 to 7,230 sq ft
(111.20 to 671.69 sq m)

- Brand new B1 business units (now Class E)
- From 1,197 sq ft to 7,230 sq ft
- Attractive business park location
- Shell & core specification ready for fit out
- Construction to commence shortly
- Anticipated EPC ratings A or B

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Summary

Available Size	1,197 to 7,230 sq ft
Price	£255,000 per unit plus VAT
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The purchaser will be required to provide an undertaking for abortive costs.
Estate Charge	A fair proportion of the Estate Charge
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - E1	1,221	113.43	Under Offer
Unit - E2	1,197	111.20	Under Offer
Unit - E3	1,197	111.20	Available
Unit - E4	1,197	111.20	Available
Unit - E5	1,197	111.20	Available
Unit - E6	1,221	113.43	Under Offer
Total	7,230	671.66	

Description

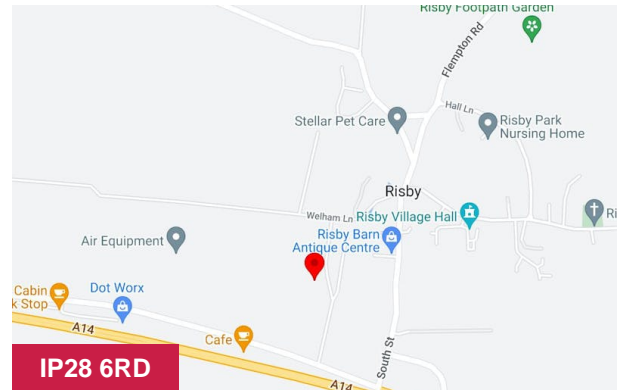
Risby Business Park comprises an attractive phased development of B1 (now Class E) business units suitable for a variety of uses. The scheme has been developed in five phases with another two phases proposed. Block E comprises the next phase of six units to be constructed. The units will be of steel portal frame construction with profile steel clad roof and elevations. Each unit will have a full height sectional door and full height glazed entrance. Units can be combined to provide up to 7,230 sq ft. The units will be finished to a shell & core specification with services capped off. 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. Construction is due to commence shortly.

Location

Risby Business Park is situated just off of the Newmarket Road and approximately four miles west of Bury St Edmunds town centre. The property is ideally situated within minutes of Junction 41 of the A14. Bury St Edmunds is the cultural and administrative centre of West Suffolk with an estimated current population of 41,000 (Source West Suffolk Council). Major occupiers include Greene King, British Sugar, Skechers, Bleckmann & Claas.

Agent Note

Floor plans indicative and do not include office fit out. Photographs are indicative images of existing units at Risby Business Park.



Viewing & Further Information



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