



Unit 9A

T B S Yard, Bury St. Edmunds, IP31 2FJ

Workshop/Storage Unit To Let

1,340 sq ft
(124.49 sq m)

- Gross Internal Area of 1340 Sq Ft
- Unit To Be Cleared
- Workshop with office and WC facilities
- Available from 1st December
- Small Business Rates Relief Available to Qualifying Occupier

Unit 9A, T B S Yard, Bury St. Edmunds, IP31 2FJ

Summary

Available Size	1,340 sq ft
Rent	£9,000 per annum
Rateable Value	£5,900
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is of blockwork wall construction, clad with a single skin cement sheet roof incorporating translucent panels. Internally the premises benefits from a concrete floor, strip florescent lighting and a sliding timber loading door. It has an eaves height of approximately 2.5 meters.

The unit has kitchen, office and toilet facilities. The office specification includes strip fluorescent lighting, perimeter trunking and carpets. There is on-site parking available.

Location

The property forms part of a larger complex of industrial, workshop and storage buildings situated close to Barton Hamlet in the village of Great Barton, situated approximately 3 miles north east of Bury St Edmunds via the A143.

Accommodation

The accommodation comprises the following areas:

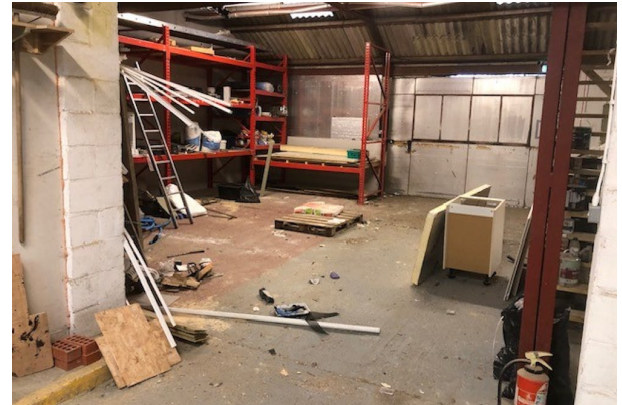
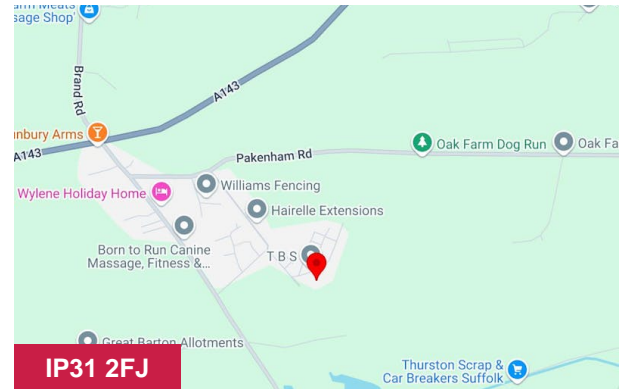
Name	sq ft	sq m	Availability
Unit	1,340	124.49	Available
Total	1,340	124.49	

Lease Terms

The length of term is by agreement and any tenancy will be outside the protection provisions of the Landlord & Tenant Act 1954. The tenant will be required to maintain the unit in no worse condition than at the commencement of the lease.

VAT

All figures quotes are subject to VAT at the prevailing rate.



Viewing & Further Information



Francis Britton

01284 702626

francis@hazells.co.uk