

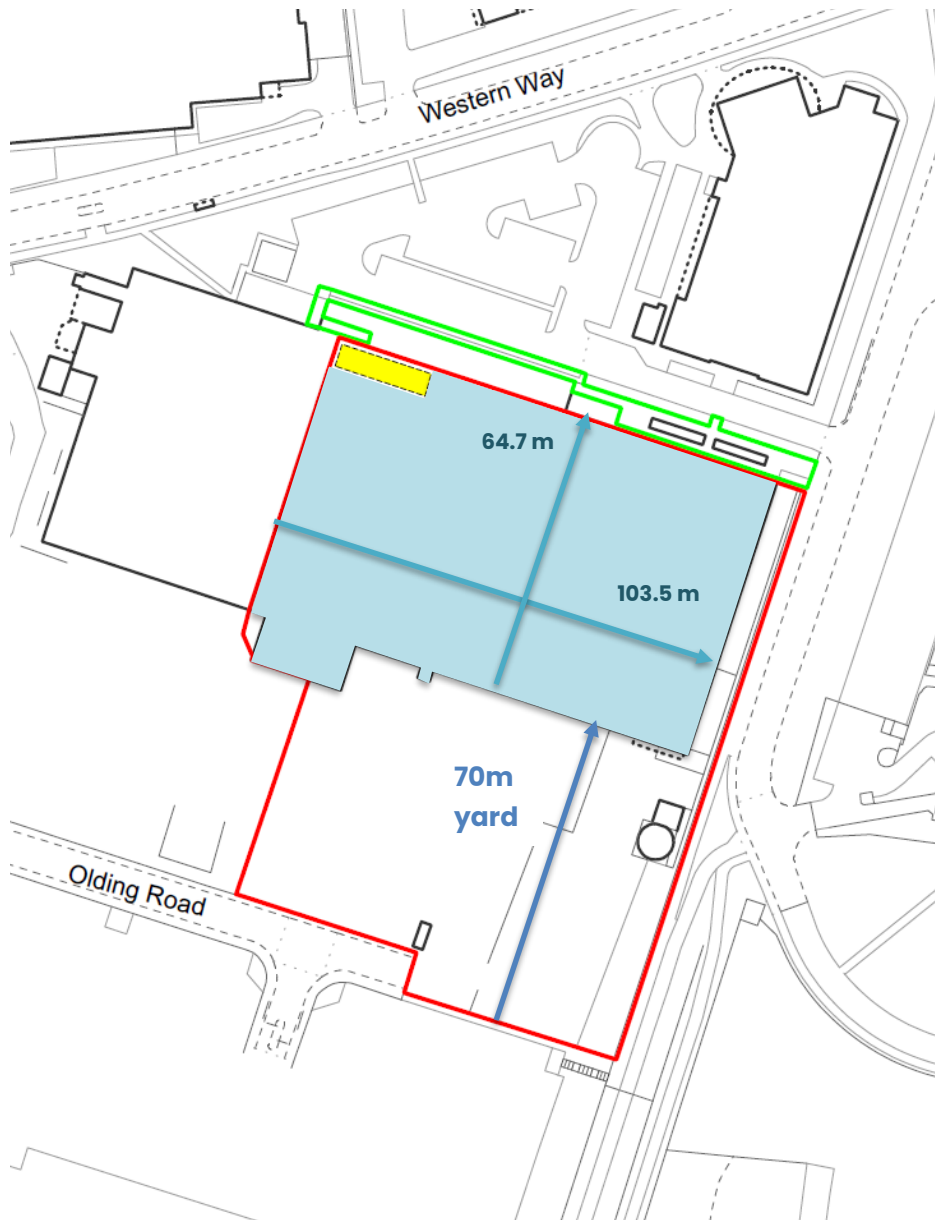
**TO  
LET**

# DISTRIBUTION WAREHOUSE / INDUSTRIAL UNIT TO BE REFURBISHED

8,398.82 sq m (90,407 sq ft)





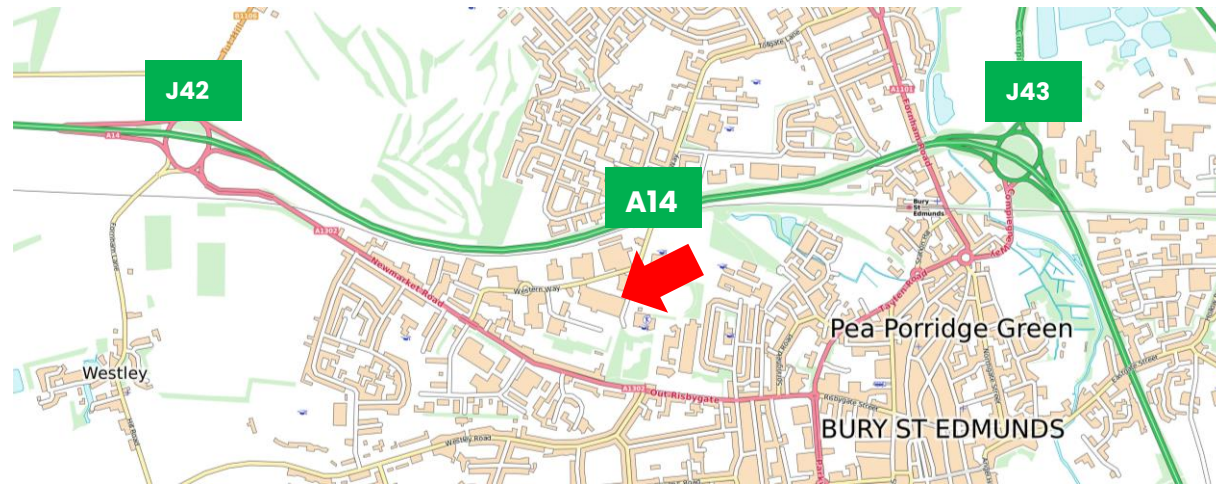


**Location**

The property is located on Olding Road approximately one mile to the east of Junction 42 of the A14 and one mile west of Bury St Edmunds town centre. Bury St Edmunds is the administrative centre for West Suffolk and ideally located in the heart of the Eastern Region. It is served by four junctions on the A14 providing excellent access to the Midlands, the East Coast Ports and London via the M11. The town has a resident population of just over 41,291 (Census 2021).

	Distance	Journey Time
<b>A14 Junction 42</b>	1 mile	3 mins
<b>Cambridge</b>	27 miles	43 mins
<b>Ipswich</b>	29 miles	38 mins
<b>Norwich</b>	46 miles	1hr 7 mins
<b>Peterborough</b>	66 miles	1 hr 13 mins
<b>London</b>	81 miles	1hr 56 mins
<b>Sea Ports</b>		
<b>Port of Felixstowe</b>	44 miles	46 mins
<b>London Gateway</b>	81 miles	1hr 30 mins
<b>Rail Ports</b>		
<b>DIRFT</b>	92 miles	1hr 43mins
<b>Hams Hall</b>	119 miles	2hr 4 mins

(Source. Google Maps)





To Cambridge & M11

J42

A14

To Felixstowe



### Description

The property comprises a semi-detached distribution warehouse or light industrial unit with a generous secure yard area. First and second floor offices are provided together with a second floor mezzanine storage area.

The unit is to be re-roofed and will undergo a programme of refurbishment prior to re-letting. Further details on request.

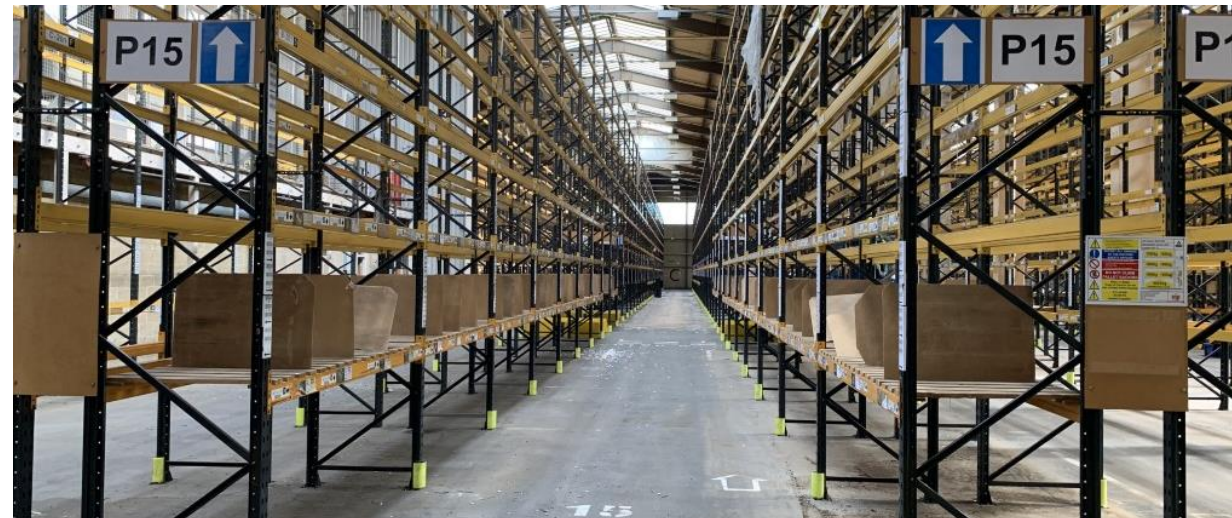
The specification includes:

- New roof (works to commence shortly)
- Internal refurbishment
- 9.38 metre eaves height
- 70 metre yard (reducing to 60 metres in part)
- Barrier controlled site
- 6 level access loading doors (3 with scissor lifts)
- Canopy loading to two access doors
- First & second floor offices

### Accommodation

The building provides an approximate Gross Internal Area of:

Floor	Use	Sq M	Sq Ft
<b>Ground</b>	Main Warehouse	6,270.93	67,502
	Reception, changing rooms & canteen	336.97	3,627
<b>First</b>	Offices	289.38	3,115
<b>Second</b>	Offices	441.69	4,754
	Storage	1,059.84	11,408
<b>TOTAL GIA</b>		<b>8,398.82</b>	<b>90,407</b>
<b>Mezzanine</b>	Storage	176.78	1,903
<b>Ground</b>	Canopy	179.56	1,933





#### Terms

A new lease on FRI lease terms to be agreed.

#### VAT

VAT will be charged on the rent at the prevailing rate.

#### Business Rates

The building is included in the 2023 list with a description of 'warehouse and premises' and a Rateable Value of £342,500.

#### EPC

C-72. To expire on 17 February 2032.

#### Services

Electricity, gas and mains water are present; however, the services have not been tested.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction. The Tenant will be required to pay £350 +VAT toward the Landlords legal costs.

#### Viewing & Further Information

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

**Richard Pyatt MRICS**  
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