



Unit 1

Merefarm, Great Barton, IP31 2PJ

Office/storage space to let

152 sq ft
(14.12 sq m)

- EPC exempt
- 100% Small business rates relief available
- Flexible lease terms
- 152 Sq Ft (14.12 Sq M)

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Summary

Available Size	152 sq ft
Rent	£165 per month
Rates Payable	£2.72 per sq ft
Rateable Value	£1,225
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Stand-alone building < 50m2

Description

Unit 1 Merefarm is a small detached unit of block construction with a flat corrugated metal roof. It is currently split into an office with storage accessed separately. The current specification includes white walls, insulated carpeted floors, and LED spotlights. The property contains no WC and has a forecourt available for parking. Nearby occupiers include TBS, The Clear Window Company and Rudi's Bakin'.

Location

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

The estate has links to the surrounding areas through the A143 that sits 0.5 Miles North-East of the site with the A14 situated 3 miles south.

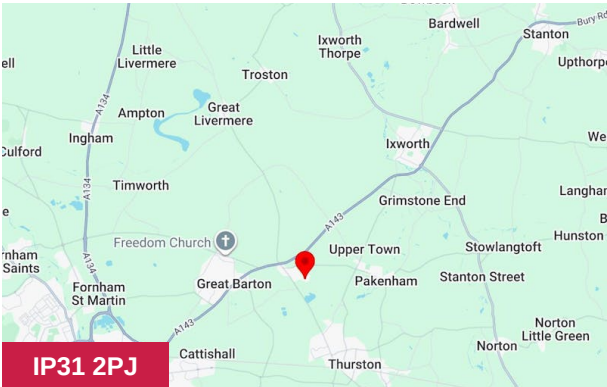
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	152	14.12	Available
Total	152	14.12	

Viewings

Viewings to be conducted strictly with the sole agent Hazells.



Viewing & Further Information



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