

INDUSTRIAL

TO LET



Unit 3 & 4 Woodlands Business Park, Bury St. Edmunds

IP30 9ND

1224275/2025A

Eddisons

UNIT 3 & 4 WOODLANDS BUSINESS PARK

BURY ST EDMUNDS, IP30 9ND



Agreement

To Let



Detail

Industrial



Rent

£ 34,727.50 pax



Size

Unit 3 - 224.27 sq m (2,414 sq ft)
Unit 4 - 258.46 sq m (2,782 sq ft)



Location

Bury St Edmunds, IP30 9ND



Property ID

1224275/2025A

For Viewing & All Other Enquiries Please Contact:



Simon Burton
BSc (Hons)
Director

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Property

The property comprises two interconnected steel framed warehouse / industrial units with forecourt car parking for 12 cars and two surface level loading door. The buildings benefits from an eaves height of 5m , painted concrete floors, insulated roof panels with translucent roof lights, suspended LED lighting and separate offices, welfare facilities and trade counter.

Accommodation

All measurements are approximate prepared on a gross internal area basis.

Area	m ²	ft ²
Unit 3	224.27	2,414
Unit 4	258.46	2,782
Total NIA	482.73	5,196

Energy Performance Certificate

The property has an EPC of E117

Town & Country Planning

The property is understood to be suitable for uses within class E (G iii), B2 and B8, however interested parties are advised to make their own enquiries of the local planning authority as to the suitability of their intended use.

Rates

Charging Authority:	West Suffolk
Description:	Workshop and Premises
Rateable value:	£29,750 (2023 assessment)
UBR:	49.9
Period:	2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The properties are held on two separate leases expiring 24th December 2029. The leases are inside the security of tenure provisions of the landlord and tenant act. There is a break on the 25th December 2025. The property is available to let as a whole by way of assignment of the existing lease.

Rent

£34,727.50 per annum exclusive of VAT.

Service Charge

A service charge will be levied for the upkeep and maintenance of the common parts of the estate. Further details are available upon request from the agents.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

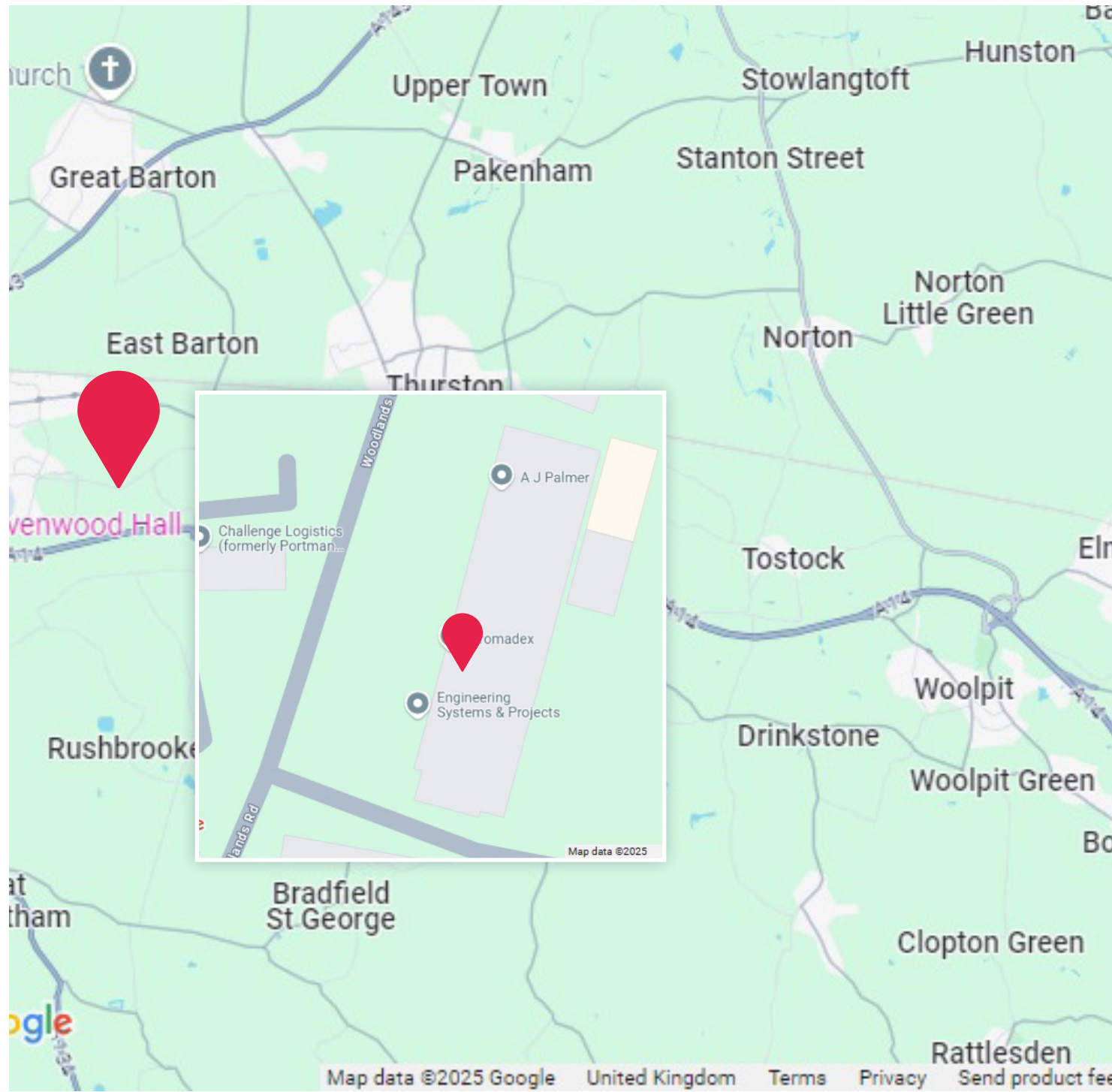
Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw once solicitors have been instructed.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The property is located on Woodlands Business Park and established commercial location on the popular Rougham Industrial Estate. The property benefits from excellent access to the A14, junction 45 and is close to the new Suffolk Business Park development.





Google

