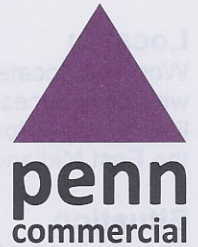
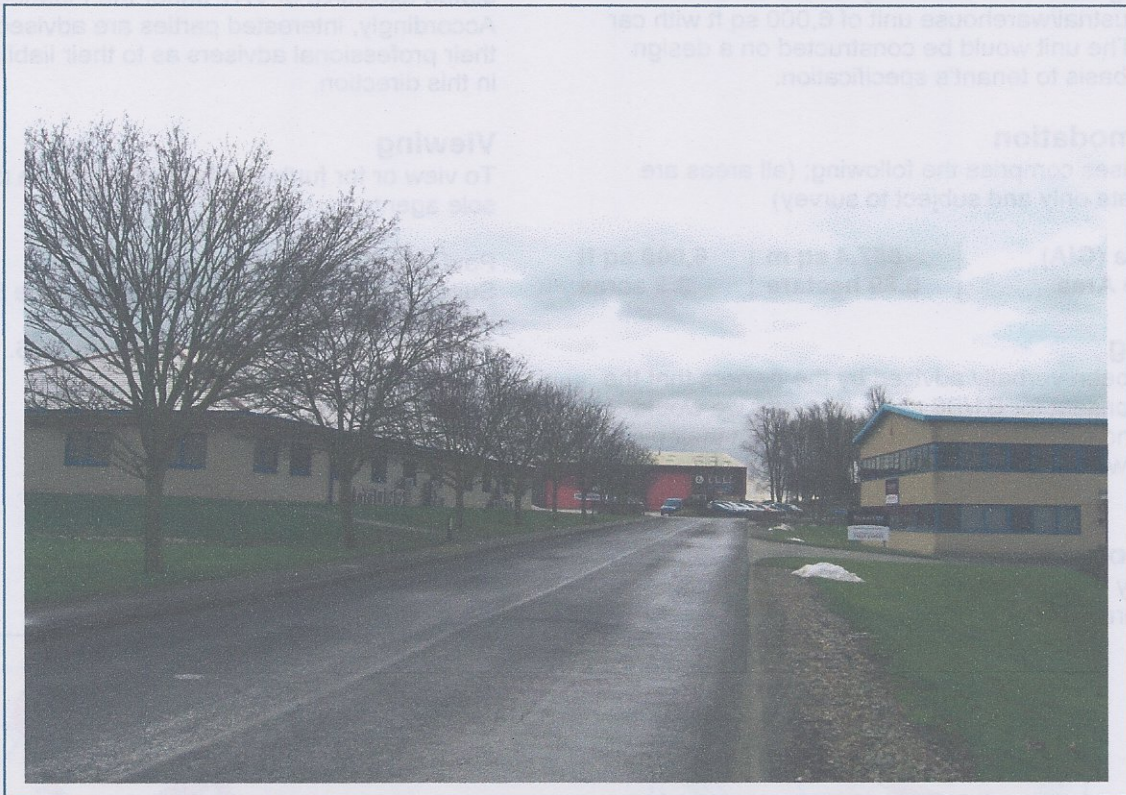


Property Particulars



DESIGN AND BUILD OPPORTUNITY CLOSE TO A14 FOR NEW INDUSTRIAL/WAREHOUSE UNIT ON EXISTING BUSINESS PARK

APPROX 557.4 SQ M (6,000 SQ FT)



**Woolpit Business Park, Windmill Avenue, Woolpit,
Bury St Edmunds IP30 9RT**

- Easy access to A14
- Design & build unit 557.4 sq m (6,000 sq ft)
- Car parking & landscaping
- Fully established trading estate

01473 211933

penncommercial.co.uk



Location

Woolpit is located 19 miles east of Bury St Edmunds, with easy access to the A14, which provides a principal link from the Port of Felixstowe to Stansted Airport and the East Midlands.

Situation

The site is situated on the Woolpit Business Park, which is located halfway between Stowmarket and Bury St Edmunds. The owners of the Business Park have set part of the existing site aside as a nature reserve. They have made the facilities available to unit occupiers, with picnic benches, open space, and a water meadow walk. The subject site is located in a stand alone part of the Business Park with good road access.

Description

Comprising a 2.2 acre site ready for the construction of a new industrial/warehouse unit of 6,000 sq ft with car parking. The unit would be constructed on a design and build basis to tenant's specification.

Accommodation

The premises comprise the following; (all areas are approximate only and subject to survey)

Total Area (GIA)	557.4 sq m	6,000 sq ft
Total Site Area	0.89 hectare	2.2 acres

Planning

We have been verbally advised by the owners that the site has consent for B1/B8 uses, however we would recommend that all interested parties make their own enquiries with Mid Suffolk District Council on (01449) 724500.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

To be assessed. For further information please contact Mid Suffolk District Council on (01449) 724500.

Services

We understand that mains electricity and water will be available to the site. **NB: None of the services have been tested and it is the responsibility of the proposed tenants to satisfy themselves as to their operation/condition.**

Terms & Tenure

The unit will be available to let on a design and build basis, upon new full repairing and insuring lease terms, for a term of years to be agreed, rent upon application.

Vat

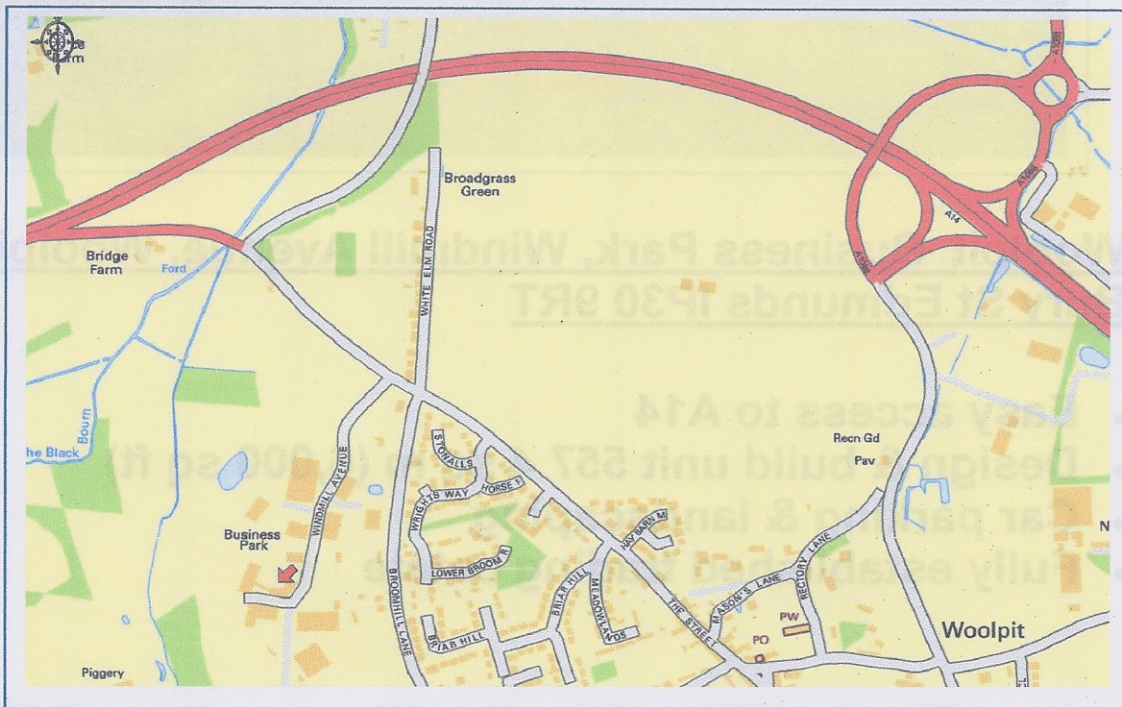
To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Viewing

To view or for further information, please contact the sole agents:

Paul Keen at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ.
Tel: 01473 211933. Fax: 01473 682266.
Email : paul@penncommercial.co.uk

Subject to Contract



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