

The Old Station Higham Bury St Edmunds IP28 6NL



New Starter Units
Excellent access to the A14

TO LET

Approximate GIA
from 99.12m² (1,067 sq ft)
to 495.80m² (5,337 sq ft)

The Annexe, Short Brackland, Bury St. Edmunds, Suffolk IP33 1EL. Tel: 01284 702626. Fax: 01284 769636
Offices also at: Stanhope House, Stephenson Way, Thetford, Norfolk, IP24 3RU. Tel: 01842 822260. Fax: 01842 822335

Location: A new development of six starter units with excellent access to and from the A14 (Junction 40) see location plan.

Higham is situated approximately 7 miles to the west of Bury St Edmunds and 24 miles to the east of Cambridge.

The units can be found at the rear of the 'Lighting Gallery' which forms part of the old Higham railway station.

Description: The units have been newly constructed of brick and block under a pitched clad roof. Each benefit from a personnel door and a manually operated roller shutter door. To the front of the units is a tarmac surfaced forecourt/access road with a shingled surface car park beyond. 3 phase electricity is also available to the units by separate request.

The units also have their own disabled WC and a fire exit to the rear.

The units are available individually or as combinations. Further details are available from the letting agents George Hazell & Co.

Accommodation:

<u>Unit</u>	<u>Use</u>	<u>Approx Sq ft</u>	<u>Approx m²</u>	<u>Status</u>	<u>Rent</u>
1	B1	1,067	99.12	LET	£6,500 pa exc
2	B1	1,067	99.12	LET	£6,500 pa exc
3	B1	1,067	99.12	TO LET	£6,500 pa exc
4	B1	1,067	99.12	TO LET	£6,500 pa exc
5	B1	1,067	99.12	TO LET	£6,500 pa exc
6	B1	1,067	99.12	TO LET	£6,500 pa exc

VAT: VAT is chargeable on the rent in accordance with current legislation.

Lease: The units are available on new leases with terms to be agreed between the parties.

Rating: We understand from Forest Heath County Council (01842 756568) that the units are currently waiting to be assessed.

Legal Fees:

Each party to be responsible for their own legal fees.

The ingoing tenants will be required to provide an undertaking to pay the landlord's abortive legal costs should they withdraw once solicitors have been instructed.

Viewing/Further Information:

By appointment with Huw Jones at George Hazell & Co 01284 702626.

Location plan:

