

**Unit 9,
TBS Yard,
Great Barton, Suffolk
IP31 2PJ**



**INDUSTRIAL PREMISES
TO LET**
**Gross Internal Floor Area
411 m² (4,429 sq. ft.)**

The Annexe, Short Brackland, Bury St. Edmunds, Suffolk IP33 1EL. Tel: 01284 702626. Fax: 01284 769636

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Location: The property is situated approximately 3 miles to the north east of Bury St Edmunds close to the A143. The unit forms part of the Thurston Building Supplies builders yard. See location plan attached.

Description: The property comprises the end two bays of a three bay detached industrial building of steel frame construction with block infill walls under a single skin asbestos cement sheet roof. The unit benefits from a concrete floor, 3-phase electricity, strip fluorescent lighting and toilet facilities. There are three timber sliding loading doors to the side elevation. The eaves height is approximately 11 ft.

Accommodation:	<u>Floor</u>	<u>Use</u>	<u>Sq Ft</u>	<u>M²</u>
	Ground	Bay 1	2,288	212
		Bay 2	2,141	199
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	Approx. gross internal		4,429	411

Rent: £10,000 per annum exclusive.

Lease: Available on a flexible terms to be agreed. The Tenant will be responsible for maintaining the premises in no worse condition than as let at the commencement of the tenancy

VAT: VAT will be charged on the rent in accordance with current legislation.

Rating: The tenant will be responsible to pay for the business rates for the premises. Further information is available from the agents.

Legal Costs: Each party to bear their own costs.

Viewing: Strictly by appointment with the sole agents Huw Jones at Hazells Chartered Surveyors **01284 702626**.

Site & Location Plans:

