



**COMMERCIAL STORAGE BUILDING TO LET – APPROX. 182 SQM (1960 SQFT).**

### HIGHLIGHTS

- Available June 2026
- Close to Bury St. Edmunds and Haverhill
- Direct access onto the A143
- Private rural location
- Secure site surrounded by other rental units

## BUILDING 5

**HOWE'S FARM BARN, BURY ROAD,  
STRADISHALL, NEWMARKET, CB8 8PS**

### Enquiries

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### Additional Information

#### Location

Located centrally between Newmarket, Haverhill and Bury St. Edmunds with direct access onto the A143. The property is also within easy access of Cambridge, providing further links to the A14, A505 and M11.

#### Description

This three-bay barn offers open-plan layout able to accommodate a range of commercial storage uses, from commercial vehicles and machinery to equipment and materials. Positioned within a gated, and occupied wider site, the building benefits from a steel portal frame and corrugated tin cladding on two sides, and high eaves, making it a practical solution for commercial storage requirements.

The premises have planning approval for uses within Use Class E (Commercial, Business and Service) and B8 (Storage and Distribution).

#### Rent

£5,000 per annum (plus VAT if applicable)

#### Terms

Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

#### Business Rates

The property is not rated and as such no rates are currently payable; any rates that may become payable in the future will become the responsibility of the Tenant.

#### Legal Costs

The Tenant will be responsible for a contribution of towards the Landlord's professional costs for the preparation of a Business Tenancy Agreement.

#### Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire \(bidwells.co.uk\)](https://www.bidwells.co.uk)



#### Important Notice

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