

**FOR
SALE**

NEW COMMERCIAL UNITS AVAILABLE FREEHOLD

From 1,100 sq ft (102 sq m) to 2,200 sq ft (204 sq m)

Last four units remaining (H9, H10, H16 & H17)



Key Summary

- Brand new B1 business units (now Class E)
- Providing from 1,100 sq ft (102 sq m)
- Combined units to provide up to 2,200 sq ft (204 sq m)
- Attractive business park location
- Shell & core specification ready for occupier fit out
- Suitable for a variety of uses within Class E (*stp*)
- Excellent internal eaves height of 7m
- Potential for mezzanine floor to be incorporated
- Immediate access to A14 at Junction 41
- Anticipated EPC ratings of A or B
- Small business rates relief maybe available
- Only four units remaining (H9, H10, H16 & H17)

To Cambridge

J41

A14

To Bury St Edmunds

Risby Business Park



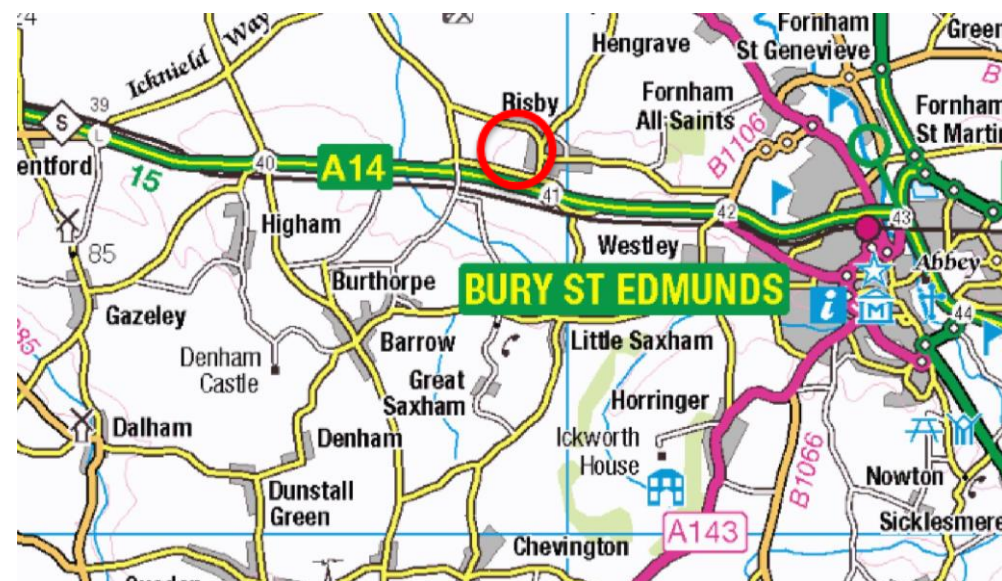
Location

Risby Business Park is situated just off of the Newmarket Road and approximately four miles west of Bury St Edmunds town centre. The property is ideally situated within minutes of Junction 41 of the A14.

Drive distances from Risby Business Park are as follows:

- Bury St Edmunds 4 miles east
- Newmarket 11 miles west
- Cambridge 25 miles south west
- Stansted Airport 45 miles south
- Felixstowe 45 miles south east
- London 80 miles south (Source Google Maps)

Bury St Edmunds is the cultural and administrative centre of West Suffolk with an estimated current population of 41,000 (Source West Suffolk Council). Major occupiers include Greene King, British Sugar, Skechers, Bleckmann & Claas.



Description

Risby Business Park comprises an attractive phased development of B1 business units suitable for a variety of uses. The scheme has been developed in four phases with a fifth phase currently under construction.

Block H comprises the fourth phase of construction and provides 19 units in total. The units are of steel portal frame construction with insulated profile clad roof and elevations. Each unit has a minimum eaves height of 7m.

Four units remain available as follows:

Unit H9 – finished to shell & core specification with two full height glazed panels to the front elevation. Services brought in and capped off.

Unit H10 – as per Unit H9

Unit H16 – finished to shell & core specification with a full height glazed customer entrance and full height roller shutter loading door.

Unit H17 – as per Unit H16

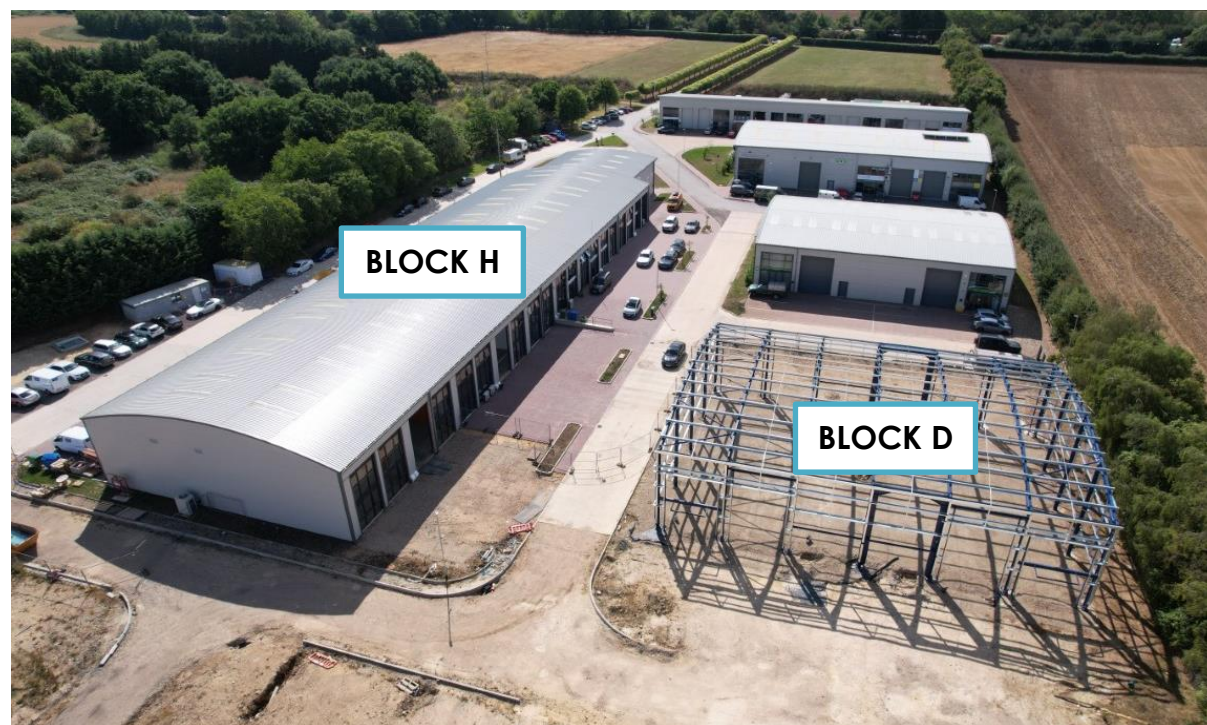
Externally each unit benefits from a front forecourt with rights granted to park cars, as well as load & unload goods. Further parking is provided on site together with specific areas allocated for skip & bin storage.

Accommodation

The following approximate gross internal floor areas are provided:

Unit	Description	Sq Ft	Sq M
H7		UNDER OFFER	
H9		1,100	102
H10		1,100	102
H16		1,100	102
H17		1,100	102

H9&10 and H16 &17 can be combined to provide in the order of 2,200 sq ft (204 sq m) within a single unit.



Price & Tenure

£250,000 per unit exclusive of VAT. Freehold with vacant possession.

Business Rates

The units will require assessment from the Valuation Office and may qualify for small business rates relief. For indicative information please contact the agents.

VAT

The property is opted for Value Added Tax which is payable on the sale price.

EPC

EPCs are not provided by the Seller. Anticipated ratings could achieve Grade A or B.

Estates Charge

The developer manages the common areas of the estate and recharges a fair proportion to each of the occupiers. For further details please contact the agents.

Services

Sub-metered electricity, mains water, sewerage and telecommunications are brought to the unit and capped off/terminated ready for connection. LPG gas can also be provided.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction. The Purchaser will be required to provide an undertaking to pay the Seller's abortive legal costs should they not proceed once solicitors are instructed.

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Viewing & Further Information

For viewings and further information please contact the Hazells Chartered Surveyors - 01284 702626 or email the following:

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