



Unit 9B

TBS Yard, Great Barton, Bury St. Edmunds, IP31 2PJ

Workshop/store premises to let

1,293 sq ft
(120.12 sq m)

- Provides a GIA of 1,293 sq ft (120.12 sq m)
- Established trading estate
- Full business rates relief available to qualifying occupiers
- Shared forecourt for loading and unloading

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Summary

Available Size	1,293 sq ft
Rent	£5,000 per annum
Business Rates	To be assessed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	Tenant to contribute to the repairs and maintenance of the communal areas through an estates charge
EPC Rating	Upon enquiry

Description

Unit 9B is of block construction beneath a pitched, profile-clad roof incorporating translucent panel inserts. Internally, the unit provides open plan workshop/storage accommodation with a concrete floor, single glazed windows and strip lighting.

Access for the unit is currently provided through the neighbouring units however the landlord is open to installing a single entrance door or upgrading the loading door.

Location

The property forms part of an established industrial estate situated in the village of Great Barton, approximately 3 miles north east of Bury St Edmunds via the A143.

The estate has links to the surrounding areas through the A143 and A14.

Accommodation

The accommodation comprises the following areas:

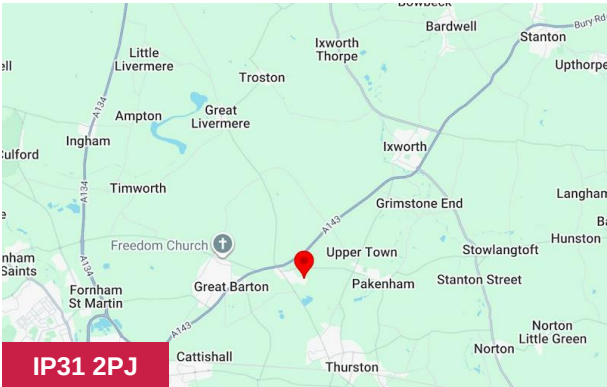
Name	sq ft	sq m	Availability
Unit - Ground	1,293	120.12	Available
Total	1,293	120.12	

Viewings

Viewings to be conducted strictly with the sole agent Hazells.

Terms

Available on new lease terms to be agreed.



Viewing & Further Information



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