

NEW UNDER CONSTRUCTION



Block D

Risby Business Park, Risby, Bury St Edmunds, IP28 6RD

New Class E Commercial Unit Available Soon on Freehold or Leasehold terms

1,207 to 7,700 sq ft
(112.13 to 715.35 sq m)

- Brand new Class E business unit under construction
- Providing 1,207 up to 7,700 sq ft
- Attractive business park location
- Finished to shell & core specification ready for fit out
- Excellent internal eaves height of 7m
- Immediate access to A14 at Junction 41

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Summary

Available Size	1,207 to 7,700 sq ft
Price	Offers from £255,000 per unit plus VAT
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. Subject to an undertaking for abortive costs
Estate Charge	A Fair Proportion
EPC Rating	Upon enquiry

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 D comprises the fifth phase of construction and can provide a single unit of 7,700 sq ft or be sub-divided to provide six individual units of 1,207 sq ft each. The unit is of steel portal frame construction with profile steel clad elevations and roof. Each unit will be provided with full height roller shutter door and four full height glazed entrances.

The unit will be finished to shell and core specification with services brought in and capped off, ready for occupier fit out. The unit has a good internal eaves of 7m.

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.

Location

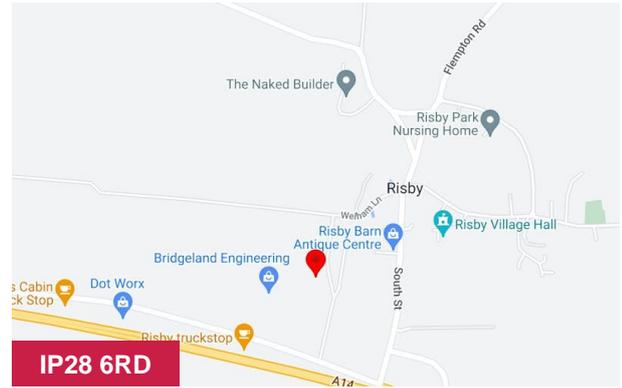
Risby Business Park is situated just off of the Newmarket Road and approximately four miles west of Bury St Edmunds town centre. The property is ideally situated within minutes of Junction 41 of the A14.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - D1	1,207	112.13	Under Offer
Unit - D2	1,207	112.13	Under Offer
Unit - D3	1,207	112.13	Under Offer
Unit - D4	1,207	112.13	Under Offer
Unit - D5	1,207	112.13	Under Offer
Unit - D6	1,207	112.13	Under Offer



Viewing & Further Information



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