Hazells

To Let



New Units at Lebbon Business Park

Bury Road, Stowmarket, IP14 1JF

Brand New Light Industrial Unit To Let

2,640 to 5,280 sq ft

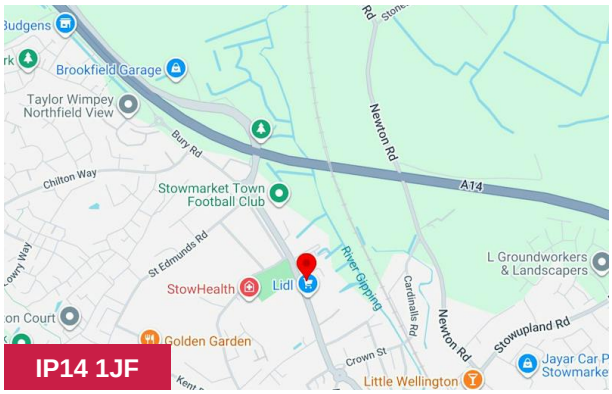
(245.26 to 490.53 sq m)

- Brand New Class E Units
- Located In Strong Trading Location of Stowmarket
- Available In Part or Whole
- Providing a total Gross Internal Area of 5,280 Sq Ft
- On Site Car Parking Available
- Alternative Uses Considered STP

New Units at Lebbon Business Park, Bury Road, Stowmarket, IP14 1JF

Summary

Available Size	2,640 to 5,280 sq ft
Rent	£25,000 - £50,000 per annum
Business Rates	The property is to be assessed for rates upon completion
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment







Description

The property comprises a brand new Class E unit of steel portal frame construction with profile insulated cladding elevations and roof, with the latter having translucent panel inserts. The property is available either as a whole unit or two individual units with a dividing wall between. The units will be finished with concrete floors, WC and kitchenette facility and small office and is currently shell and core. There is also further capacity for a mezzanine floor to be fitted.

There are two manual Hormann full height roller shutter doors to the unit and each side benefits from its own three phase electric and waste and water supplies

Externally there is forecourt loading and parking provided on the site for customer/staff vehicles.

Location

The property is located on Lebbon Business Park. This is a prominent road side site with a mix of current commercial occupiers. The neighbouring site is occupied by Lidl and other tenants of the estate include Motor Parts Direct.

The site is approximately 1 mile from the town centre. The site has good access to the A14, being a mile south of Junction 49 which provides road networks east to Ipswich, Port of Felixstowe, and Essex and London (via the A12) and west to Bury St Edmunds and Cambridge.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit A	2,640	245.26	Available
Unit - Unit B	2,640	245.26	Available
Total	**5,280**	**490.52**	

Planning

The property has received planning consent under application DC/19/01198 and varied under DC/23/03948. Consent is approved for Class E(g) which includes Light Industrial uses. Other uses would be considered STP.

There is a working hours restriction on the unit of 07:00 - 19:00 Monday to Saturday and no opening on Sundays and Bank Holidays.

Viewing & Further Information



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