

## Industrial

# Detached Warehouse Unit with Offices To Let



## Unit 15 Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk IP30 9UP

Approx 455.3 sq m (4,900 sq ft)

- Large car park onsite for 18 vehicles
- Easy access to the A14 in both directions
- Roller shutter door, roof lights, two storey offices, CCTV onsite
- To let offers in the region of £37,000 per annum exclusive, plus VAT



## Location

Woolpit is located 19 miles east of Bury St Edmunds, with easy access to the A14, which provides a principal link from the Port of Felixstowe to Stansted Airport and the East Midlands. The nearest rail stations are at Elmswell (2.9 miles), Thurston (5.6 miles) and Stowmarket (6.3 miles).

## Situation

The property is situated on the Woolpit Business Park, which is located halfway between Stowmarket and Bury St Edmunds. The owners of the Business Park have set part of the existing side aside as a nature reserve. They have made the facilities available to unit occupiers, with picnic benches, open space, and a water meadow walk.

## Description

The property comprises a modern, detached warehouse unit of brick and clad construction, with a clad roof, which benefits from a roller shutter door and rooflights, two storey offices with gas central heating, part open plan with separate manager's office and meeting rooms, kitchen facility area, separate ladies and gents WC's, CCTV and a large car park onsite for 18 vehicles.

## Accommodation

<b>Ground Floor Warehouse</b>	206.7 sq m	2,224 sq ft
<b>Ground Floor Office Area</b>	124.3 sq m	1,338 sq ft
<b>First Floor Office Area</b>	124.3 sq m	1,338 sq ft
<b>Total Floor Area</b>	<b>455.3 sq m</b>	<b>4,900 sq ft</b>

## Planning

We understand that the property has consent for B1 and B8 uses. All interested parties should contact Mid Suffolk District Council Planning Department on 0300 123 4000 (option 5 then option 3).

## Business Rates

Rateable Value £27,000. All interested parties should contact Mid Suffolk District Council on 0300 123 4000.

## Terms & Tenure

The property is available to let on new lease terms, for a term of years to be agreed, at rental offers in the region of £37,000 per annum exclusive, plus VAT, with 5 yearly rent reviews.

## Services and Service Charge

We understand that mains gas, electricity and water are connected to the property. There is an Estate service charge, to be confirmed.

## Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

## EPC

EPC Rating of C62, Certificate reference: 9553-3050-0580-0190-2091, Valid until October 2028.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

Suite C, Orwell House,  
The Strand, Wherstead,  
Ipswich IP2 8NJ

**01473 211933**

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