

INDUSTRIAL / WAREHOUSE

TO LET

Former Warehouse Superstore
Anglian Lane
Bury St Edmunds
Suffolk
IP32 6SR

22,599 sq ft - 2,099.5 sq m
0.84 acre of yard / car parking

- Retail Warehouse with car parking and yard areas.
- Available from April 2024
- Available either in existing form or refurbished, subject to terms.
- With potential use change to B2 & B8, subject to planning.
- Close proximity to A14



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LOCATION

Bury St Edmunds is a historic market, cathedral town in Suffolk and is located approximately 65 miles northeast of London, 25 miles east of Cambridge and 27 miles northwest of Ipswich.

The property is located in a mixed residential and commercial area of the town, 1.5 miles from Junction 43 of the A14 (interconnecting with the A134) and 1.6 miles from Junction 42 of the A14.

Major roads in the area include the A14 which provides a principal link from Felixstowe to the midlands. The A14 connects to the A134 leading to Thetford / the A11 to Norwich (north of Bury St Edmunds) and the A143 to Lowestoft.

Drive Times

London	2 hours	A14	5 mins
Ipswich	40 mins	A11	20 mins
Cambridge	45 mins	M11	30 mins
Norwich	75 mins	Felixstowe Port	50 mins

DESCRIPTION

The existing building is a warehouse / trade counter style unit measuring circa 22,599 sq. ft. The whole site extends to 2.16 acres. Of this c. 0.84 acres comprises of external yard / car parking / open storage areas.

The property consists of a steel portal frame and pitched roof. The front façade of the building has blockwork to lower parts with upper parts comprising of steel profile cladding. Side and rear elevations have steel profile cladding from ground to the roof line.

There are two roller shutter doors located to the rear of the building serving the main yard / car park area.

REFURBISHMENT OPPORTUNITY

Opportunity to take existing building in current form, or refurbished, subject to rent and lease terms.

Further details on refurbishment available on request.

BUSINESS RATES

Interested parties are advised to find out more details by visiting: www.westsuffolk.gov.uk/business/business-rates

PLANNING USE

The property's current use is retail warehouse, with potential for change of use, subject to planning.

Planning permission has been granted for a new access off Beetons Way. (Plan shown on following page).

RENT

Rent: £ROA per sq ft

TERMS

The property is available by way of a new effective full repairing and insuring (FRI) 10 year lease, on terms to be agreed.

EPC

D: 100

VAT

VAT will be applicable.

ANTI MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information from a successful tenant.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VIEWING

Strictly by appointment with Carter Jonas - 01223 362828

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External Façade



Yard / Car Park / Open Storage

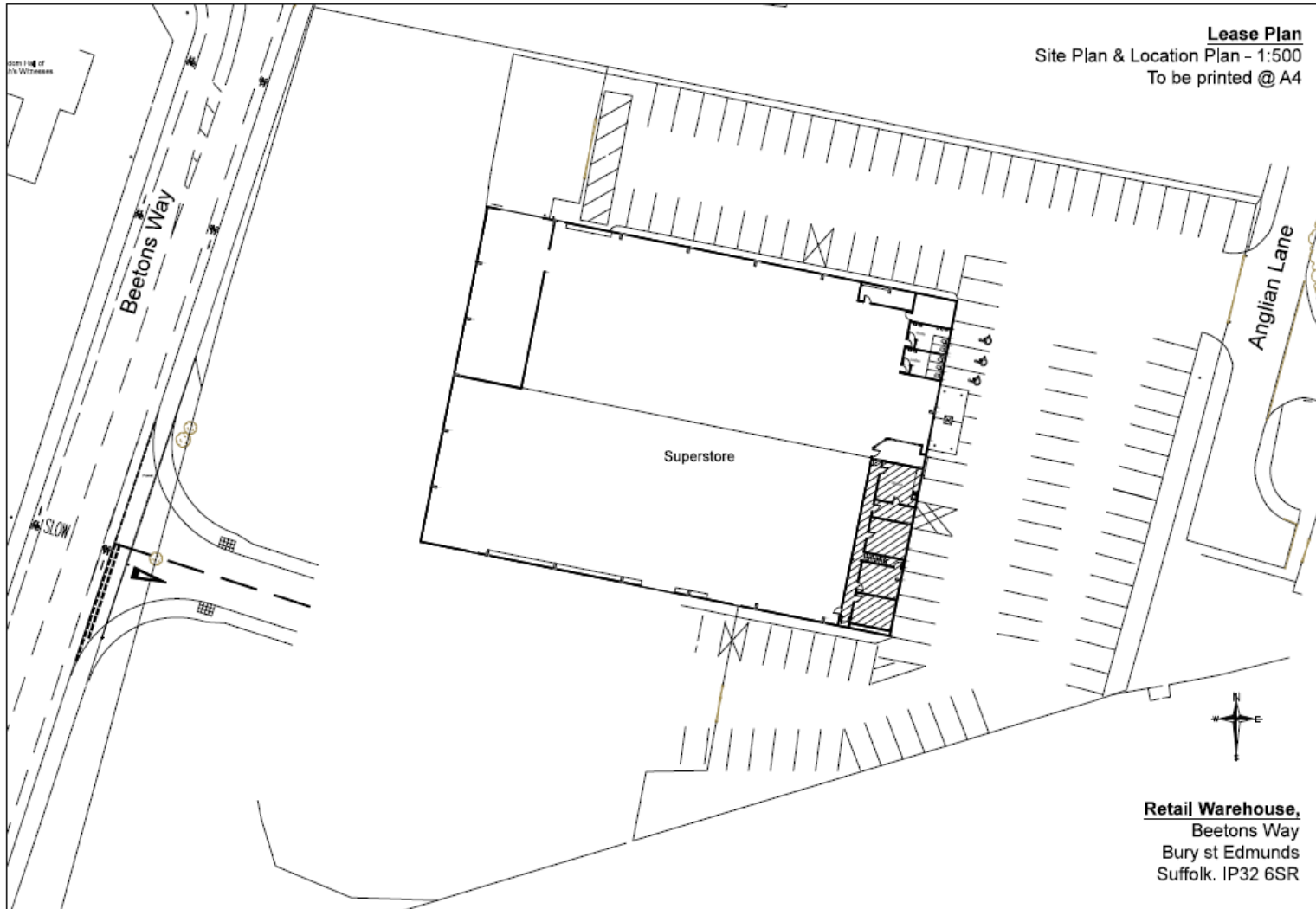


Yard / Car Park / Open Storage

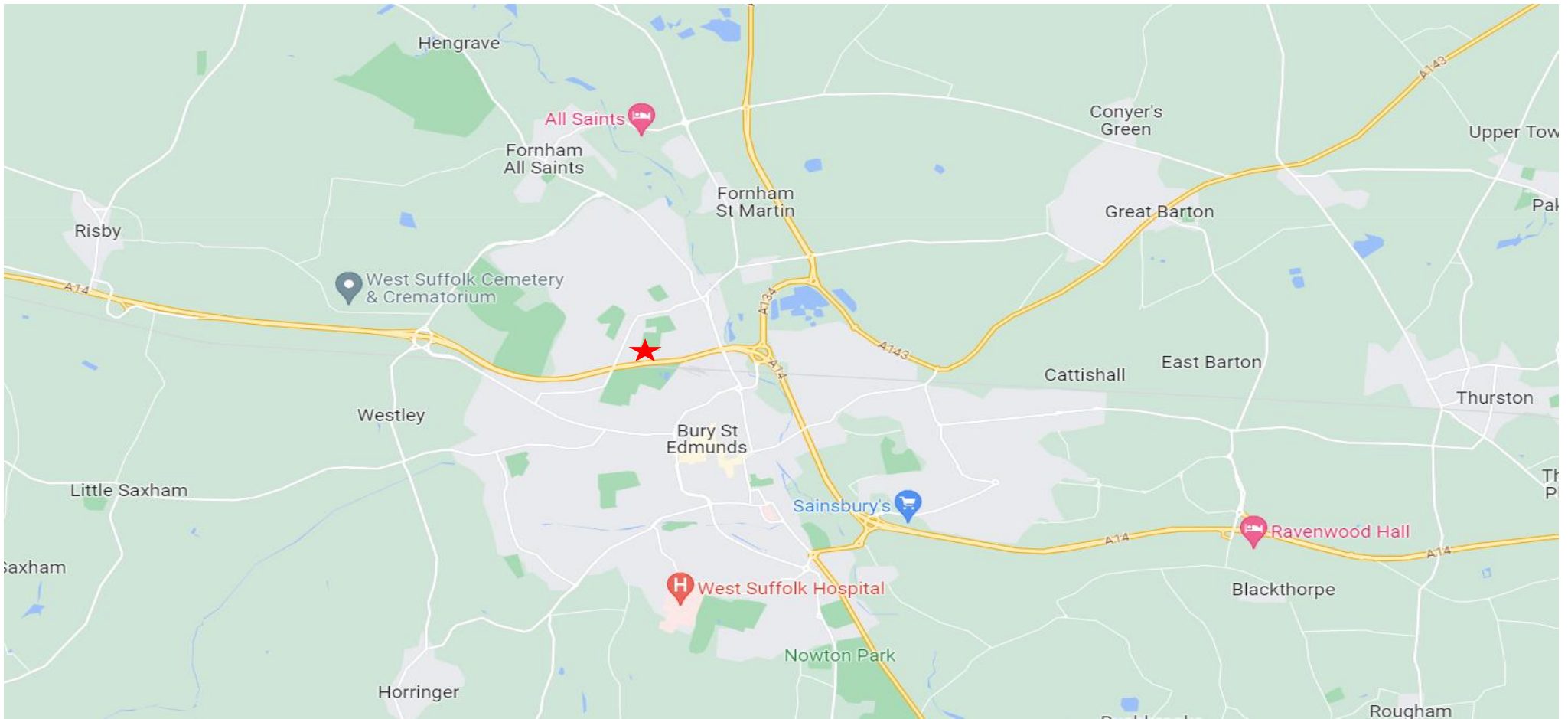


Interior of Warehouse Space

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New Access Plan Off Beetons Way
(not to scale)



(Google maps)

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us. July 2023.

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