

A secure and fully fenced compound site/yard with excellent access to the A14.

TO LET
£110,000 PAX
Ref: B102

40 Rougham Industrial Estate
Bury St Edmunds
Suffolk
IP30 9ND



A Secure yard/open storage/lorry compound of 1.65 acres., with a small commercial building, suitable for a variety of uses including haulage yard and with excellent access to the A14

Available on a new lease on terms to be agreed.

Contact Us



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Location

The property is located on the Rougham Industrial Estate, an established business location approximately 2 miles outside Bury St Edmunds. The Estate has excellent access to the A14 and Bury St Edmunds and is approximately 29 miles west of Ipswich and 29 miles east of Cambridge.

Description

The property comprises a secure and fully fenced compound with rough surfaced yard. (Edged blue on the plan) The site also includes a semi detached industrial/warehouse building with basic services provided. The property is suitable for use as a transport or haulage yard or for general open storage purposes. Improvements could be undertaken to an agreed specification– further information on application.

Planning

Interested parties should satisfy themselves as to the suitability of the current planning permissions for their proposed use of this yard, by contacting the local planning authority West Suffolk Borough Council

Terms

The yard is available to let on a new-lease terms to be agreed. Rental offers in the region of £110,000 per annum exclusive are invited. Consideration may be given for a letting of part(s) of the yard.

Services

Interested parties are advised to make their own enquiries with the relevant service providers. Water and electricity are believed to be provided to the yard/building. There is no service charge payable.

Business Rates

The property is believed to be addressed as Road haulage Depot Premises. Rateable Value £32,500
Rates payable 2023/4 £16,640

VAT

Not payable

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

Local Authority

West Suffolk Council West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU
Tel: 01284 763233

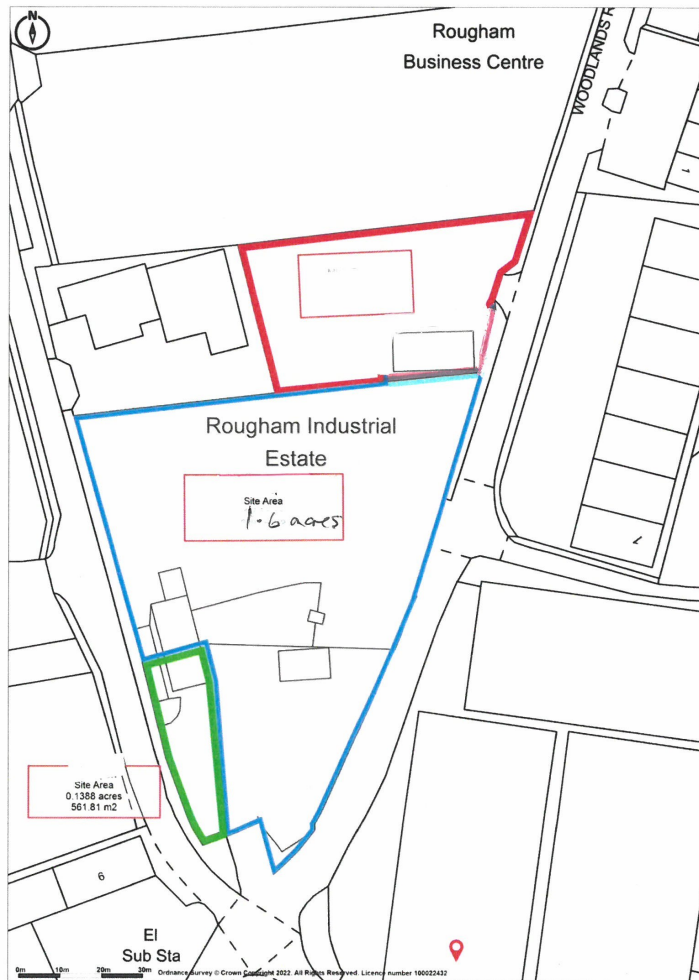
EPC

Not rated

Viewing

By prior appointment through sole agents Clarke & Simpson; 01728 724200;
Email: rbertram@clarkeandsimpson.co.uk

40 Rougham Industrial Estate.
Potential Lease Demises



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Licence number 100022432.
LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

BEANE WASS & BOX
RICS CHARTERED SURVEYORS
01473 212656

Perimeter is blue outline

NOTES

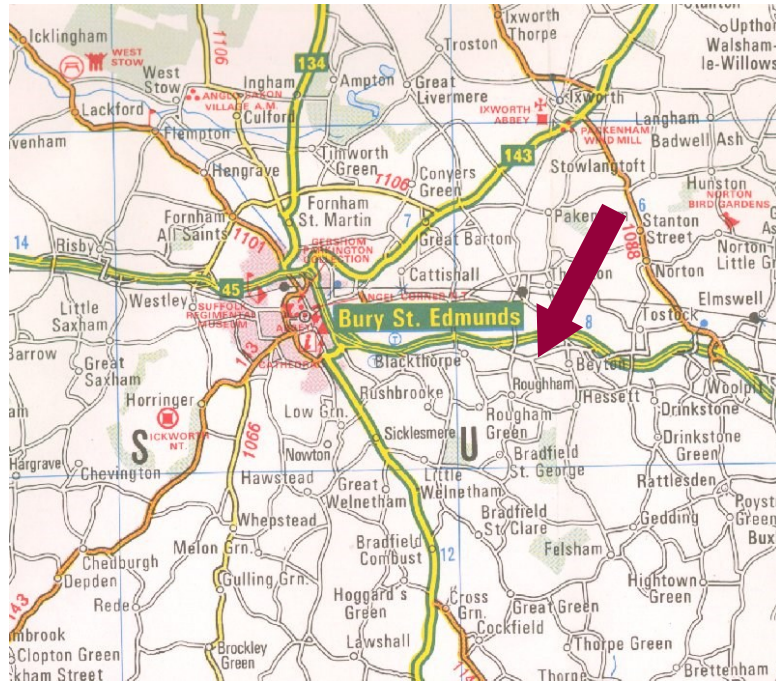
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

November 2023

Directions

For those using the What3Words app: [///processor.energetic.graphics](http://processor.energetic.graphics)



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