



WAREHOUSE UNIT WITH DOCK LEVELERS

Building C

Haughley Park, Stowmarket, IP14 3JZ

**Self contained
warehouse/storage unit
close to A14 suitable for
refrigerated and ambient
goods**

6,550 sq ft
(608.51 sq m)

- On site security
- Generous external space available
- Tailgate loading
- Cold storage available
- Partly racked
- Part high eaves height of c. 10 m

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Summary

Available Size	6,550 sq ft
Rent	£40,000 per annum
Business Rates	The unit is to either be separately assessed for rates or the tenant is to contribute a fair proportion of the rates to the landlord for the unit.
Service Charge	The tenant is to contribute a fair proportion of the landlord's costs of maintaining the common area and servissess.
Car Parking	On site car parking available
VAT	Applicable
Legal Fees	The tenant is to provide an undertaking for abortive costs should they not complete the tenancy once solicitors are instructed. Each side will pay their own costs on completion otherwise.
EPC Rating	D (82)

Description

A self contained warehouse building of steel portal frame construction under pitched insulated roof and insulated clad elevations. The unit has a concrete floor, sodium lighting and three up and over loading doors. A new electrical supply has been installed to the building. Chillers awaiting installation subject to requirements. The unit sits on a much larger site of 27 acres and there are opportunities for further storage units or open storage land to suit requirements. Welfare facilities are limited and a tenant may need to provide their own welfare module.

Location

Haughley Park is conveniently located between Bury St Edmunds and Stowmarket, between junctions 47a and 48 of the A14. The nearest junction to the A14 is approximately two miles to the east, whilst access to the site east bound along the A14 is available within 1.5 miles.

Click below to view on Google Maps

<https://goo.gl/maps/km4G8kwAcvx9n5Rm8>



Viewing & Further Information



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