



## Unit H13

Risby Business Park, Risby, Bury St Edmunds, Suffolk, IP28 6RD

£12,000 per annum

LACY SCOTT  
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

## Unit H13

Risby Business Park | Risby | Bury St Edmunds | IP28 6RD

A14 J41 0.5 Miles | Bury St Edmunds 5.3 Miles | Cambridge 25.3 Miles

Ground & first floor business unit, offering a GIA of approximately 99.5sqm (1,071 sqft). Conveniently located just off A14 to the west of Bury St Edmunds.

### LOCATION

The unit is located on Risby Business Park, situated just off the A14. The A14 provides excellent road links to Bury St Edmunds, Ipswich and Cambridge.

### UNIT H13

The premises comprises of a ground floor and first floor business unit with glazed frontage and pedestrian access door. On the ground floor there is an entrance lobby, store cupboard, kitchen and two WC's one of which is disabled. On the first floor there is a 'L' shaped open plan business space benefiting from a suspended ceiling, fluorescent lighting, air conditioning and carpet floor. Externally there is a forecourt available for loading and car parking.

### ACCOMMODATION

The unit offer approximate gross internal floor areas:

Ground Floor	35sqm	377sqft
First Floor	64.5sqm	694sqft
Total Gross Internal Area	99.5sqm	1,071

### RENT AND AVAILABILITY

Unit H9 £12,000 pa – February 2024

In addition to the rent the Tenant will be required to pay electric, water rates and service charges. The landlord has estimated these costs at £400 per calendar month. Please note the utilities/service charge costs may be subject to change.



### LEASE TERMS

The property is available on a new internal repairing and insuring lease.

### DEPOSIT

Two months' rent.

### SERVICES

Mains electric, water & sewage connected.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'B' (28)

### PLANNING

We understand the Unit has planning permission for Class E use (Commercial, Business and Service). All interested parties should make their own enquiries with the Local Planning Authority to satisfy the intended use is compliant.

### LOCAL AUTHORITY

West Suffolk Council.

West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Tel: 01284 763 233

### COSTS

Each party will bear their own legal costs involved.

## DIRECTIONS

Exiting the A14 at junction 41 from the Bury St Edmunds direction, continue along the road past the CLAAS building. At the junction turn right onto Bury Road and continue over the A14. At the junction turn left onto South Street and after a short distance turn right onto Newmarket Road. Risby Business Park entrance is located a short distance on the righthand side. Continue down the avenue of trees and bear to the right. The unit is located in block H and is identified by a Lacy Scott & Knight 'To Let' board.

## AGENT'S NOTE

- The Landlord occupies the warehouse section of the unit. The Landlord retains the right to access the warehouse on foot via the shared front door. The Landlord also requires occasional use of the ground floor WCs.
- Office furniture is not included in the lease.

## VIEWING / FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight Commercial:

Contact: Harry Storey

Tel: 01284 748612

Email: [hstorey@lsk.co.uk](mailto:hstorey@lsk.co.uk)

Contact: John Casson

Tel: 01284 748619

Email: [jcasson@lsk.co.uk](mailto:jcasson@lsk.co.uk)



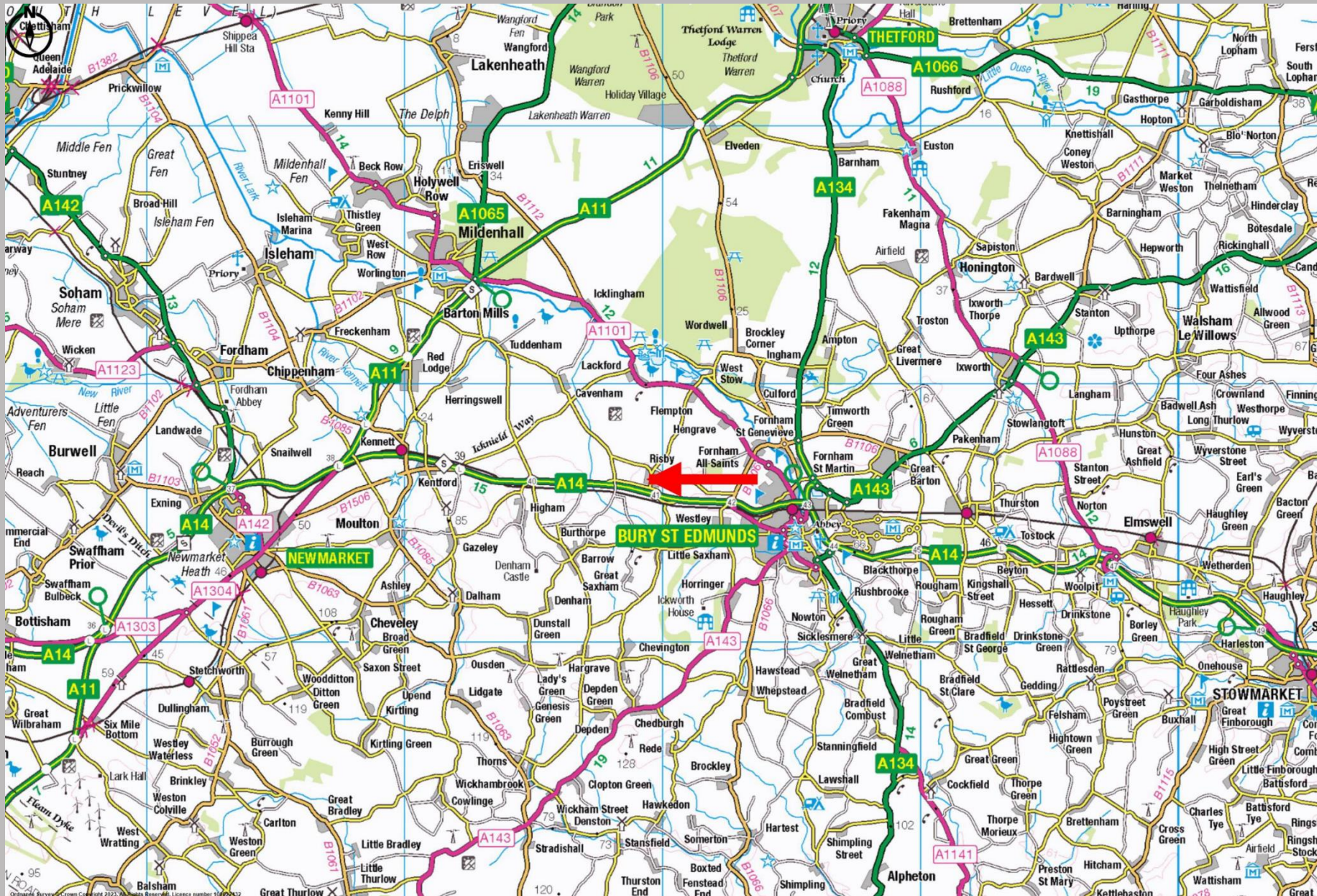
### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

### Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN