



Unit 10

Shepherds Grove Industrial Estate, Stanton, Bury St Edmunds, Suffolk, IP31 2AR

£17,500 per annum (plus service charge)

LACY SCOTT  
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

## Unit 10

Shepherds Grove Industrial Estate | Stanton | IP31 2AR

A143 1.6 Miles | A14 (J43) 11.2 Miles | Bury St Edmunds 12 Miles

Industrial unit extending to approximately 5,000sqft (GIA) in a rural location with good access to A143.

Two Workshop Areas | Five Offices | WC's | Car Parking | Good Access to A143 | Rural Location

### UNIT 10

Unit 10 is a single story unit of concrete block construction. The unit is 'L' shaped with a Gross Internal Area of approximately 5,000sqft incorporating 2,000sqft of workshops. The accommodation comprises of two workshops, five offices and male and female toilets.

### OUTSIDE

Ample car parking and hard standing plus enclosed secure yard at the side.

### RENT

£17,500 pa (plus service charge) - Available

### LOCATION

Industrial unit to let within the Shepherds Grove Industrial Estate which is located approximately 12 miles north east of Bury St Edmunds. The premises have good access to the A143 road and is within 11.2 miles of the A14 providing a fast route to the east coast ports and Cambridge and The Midlands and London via the M11.

### LEASE TERMS

Minimum 5 year lease.

### DEPOSIT

Three months' rent.

### BUSINESS RATES

Rateable Value: £10,500 RV 2026

This is not the amount of rates payable. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with West Suffolk District Council regarding their rates liability.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'E' (102)

### SERVICES

Mains electricity, water and drainage are understood to be connected.

### LOCAL AUTHORITY

West Suffolk Council.

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

### SERVICE CHARGE

A service charge is applicable at the rate of 15% of the rent and includes, insurance, CCTV cameras and general maintenance of the site.

### DIRECTIONS

Postcode: IP31 2AR

### VIEWING / FURTHER INFORMATION

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

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:-

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- 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