



Unit H13

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

Guide Price £275,000

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

Business unit with store/loading bay and first floor office, offering a GIA of approximately 161.02 sqm (1,733 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

Unit H13 is constructed of steel portal frame with insulated profile steel cladding and roof. To the front there is a full height electric roller shutter door and full height glass entrance. Externally there is a forecourt available for loading and car parking.

ACCOMMODATION

On the ground floor the unit comprises an open plan store/loading bay, 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 office space benefiting from a suspended ceiling, LED panel lighting, air conditioning/heating, perimeter trunking, recessed floor sockets and carpet floor. The store/loading bay benefits from a concrete floor, roof light, strip lights and electric roller shutter door. Roller shutter door opening: 5m height 3.19m width Eaves height: 5.95m Gross Internal Area: 161.02 sqm (1,733 sqft)

LOCAL AUTHORITY

West Suffolk Council.

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



BUSINESS RATES

Unit H13 Ratable Value: £10,500 RV 2024

The Buyer will be responsible for any rates due.

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'B' (28)

METHOD SALE

The property is available by Private Treaty. The Vendors reserve the right to invite best offers.

BOADBAND SPEED

Download speed up to 900 Mbps (BT, 2025)

Upload speed up to 700 Mbps (BT, 2025)

MOBILE COVERAGE

Indoor – Variable – O2 & Vodafone (Ofcom, 2025)

Outdoor – Good – EE, O2, Three, & Vodafone (Ofcom, 2025)

SERVICES

Mains electric, water & sewage connected.

SERVICE CHARGE

Buyer will be required to pay a service charge to contribute towards the maintenance of the estate common areas.

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.

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 'For Sale' board.

AGENT'S NOTES

- The electric and water rates are paid to the estate management company directly.
- Property Particulars prepared November 2025.

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



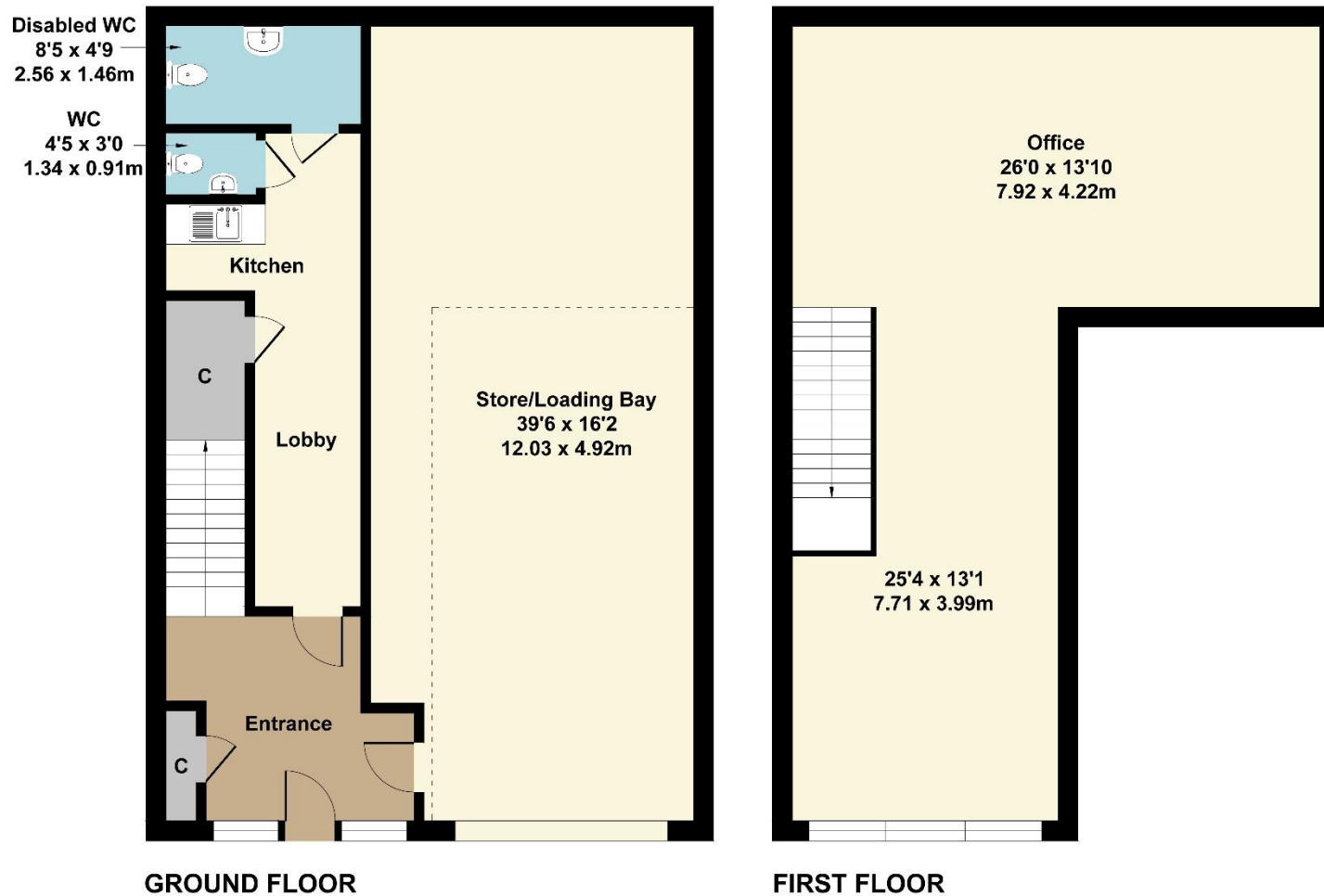
Plans, Areas and Schedules

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:-

- 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.
- 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.
- 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.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- 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.

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