



Unit B5 Risby Business Park, Risby, Bury St. Edmunds, Suffolk IP28 6RD
Guide Price £150,000

- " B1 Business Units approx 1,375 sq ft
- " 8 m eaves with roller shutter doors
- " Power float floor finish
- " Ample car parking
- " Park Like setting
- " Available now
- " Optional mezzanines
- " Finance Available subject to status



Premises

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LOCATION

Situated just off the A14 trunk road, 3 miles west of Bury St Edmunds in a park like setting. Easy access both east and west on the A14, providing access to the east coast ports, Cambridge, The Midlands and London to the west, the latter via the M11.

DESCRIPTION

Brand new state of the art building with portal steel frame, profile clad roof with goose wing grey cladding and merlin grey powder coated aluminium framed glazing.

SERVICES

Mains electricity, water and drainage are all connected.

RATEABLE VALUE

To be assessed.

AVAILABILITY

Available now.

VIEWING

Strictly by appointment with Marshall Buck & Casson Commercial, 9 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1PR. Tel: 01284 705505 - see all our properties on egpropertylink.co.uk

IMPORTANT NOTICE - PROPERTY MISDESCRIPTION ORDER 1992

These particulars do not constitute any part of an offer or contract. The details are for guidance only. Whilst believed to be correct, accuracy is not guaranteed. All measurements stated are approximate. A prospective purchaser of lessee shall be deemed to have relied on their own inspection and enquiries before entering into a contract to purchase or lease. No investigation as to condition of any component part of the property described herein has been undertaken and no warranty of fitness for purpose is given. Unless otherwise stated, all prices are exclusive of VAT.

