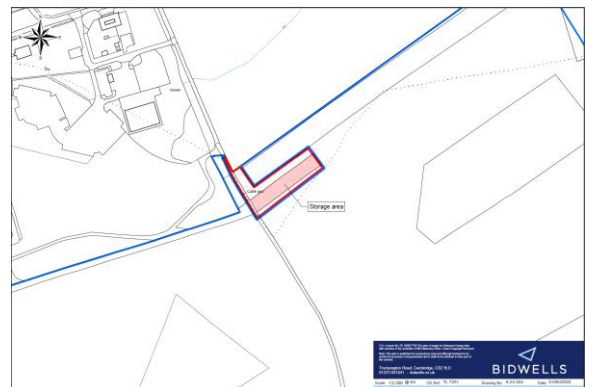




**APPROX. 0.38 ACRES (1537 SQ.M)**

### HIGHLIGHTS

- Close to A143 with links to Haverhill and Bury St Edmunds.
- B8 Storage and Distribution with ancillary B1(c) Light Industrial.
- Secure gated access.
- Private rural location.



# STORAGE YARD

## BROXTED ESTATE, STRADISHALL CB8 9YG

## Enquiries

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## Additional Information

### Location

Located to the south of HMP Highpoint, Suffolk with excellent road transport links to the A143. The property is within easy access to the M11 motorway via the Stumps Cross junction. Haverhill, Cambridge, Newmarket and Bury St Edmunds are all within easy reach.

### Description

The property is an area of hardstanding with an approved change of use to B8 - Storage and Distribution with ancillary B1(c) - Light Industrial (Planning Ref: DC/20/0919/FUL). Suitable for use for the siting and refurbishment of storage containers. The site has secure gated entrance (with mobile phone access) and CCTV. The yard is adjacent to a working solar farm. The yard extends to approximately 0.38 acres.

### Rental

Offers Invited.

VAT will be applicable on storage use.

### Services

A service charge of no greater than 10% of the annual rent may be payable to cover the cost of the maintenance of common areas and services in general dependent on use.

### Terms

Various lease terms will be considered but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out.

### Business Rates

The yard is not rated and as such no rates are currently payable; any rates that may become payable in the future will become the responsibility of the Tenant.

### Legal Costs

The Tenant will be responsible for a contribution to the Landlord's reasonable legal costs of £750 plus VAT for the preparation of a Business Tenancy Agreement.

### Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire](#).

### Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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