



Elm Farm Park
Thurston

Price on Application



Units H - L

Elm Farm Park | Great Green | Thurston | IP31 3SH

Bury St Edmunds 6 Miles, Stowmarket 10 Miles, Ipswich 21 Miles

Newly constructed range of light industrial units available To Let totalling approximately 5,500sqft.

Units H - L

Range of light industrial/office steel portal frame units with box profile sheet cladding elevations above a brick plinth under a pitched aluminium sheet cladded roof. Front elevations feature either floor to ceiling windows or roller doors with a clearance of 2.5m or 5m. The floor space is designed to accommodate warehouse/workshop space, wc facilities and office space but can be tailored to the individual need of prospective tenant.

Outside

There is unloading space to the front of each unit and parking provided adjacent to the building.

Location

Elm Farm Park is located between Thurston and Norton and situated a short drive from Junction 47 off the A14. The affluent market town of Bury St Edmunds lies approximately 6

miles to the west and the A14 dual carriageway is 2 miles away. Elm Farm Park is a well presented and maintained hub of offices, light industrial and storage units with a mix of business and trade use. The location overlooks open countryside.

Services

Three phase power supply to each unit. Mains water supply and drainage to treatment plant. Fibre broadband is available to the premises.

Terms

The units are available To Let a full repairing and insuring lease on terms to be agreed on an individual basis.

Rent

Price on application and dependant on the need of the occupier.

VAT

We are advised that VAT is applicable on the rent. Interested parties are advised to consult their professional advisors as to their liabilities.

Legal Costs

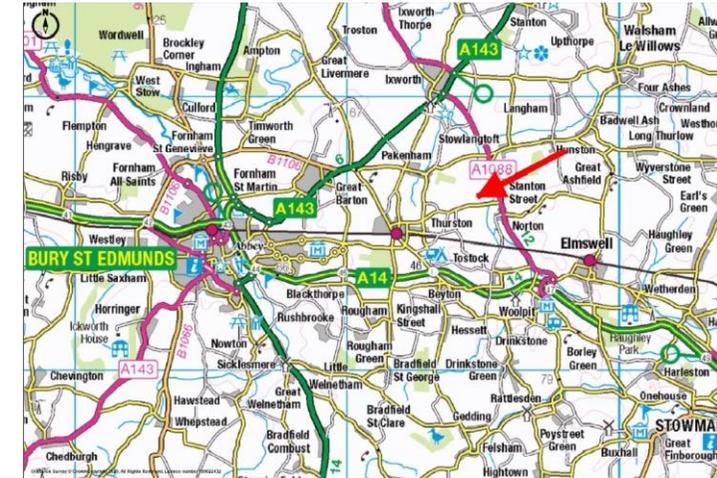
Each party to bear their own costs.

Service Charge

To be confirmed.

Directions

From Junction 47 of the A14 head north on the A1088 towards Ixworth, on entering the village of Norton take the second turning left signposted to Thurston. After approximately 1 mile the entrance to Elm Farm Park is on the left hand side.



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Plans, Areas and Schedules

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