



Dettingen Way, Blenheim Industrial Estate,  
Bury St Edmunds, IP33 3TU

**TO LET**

**OPEN STORAGE LAND**  
0.762 acres (0.308 hectares)

## Location

The property is located in Bury St Edmunds, an historic market town in the heart of Suffolk sitting between the key commercial hubs of East Anglia, namely Norwich (44 miles), Ipswich (25 miles) and Cambridge (25 miles).

Bury St Edmunds has an estimated urban area population of approximately 43,500, while the district of West Suffolk has an estimated population of approximately 179,000.

The property is situated on Dettingen Way within the Blenheim Industrial Estate, close by to junction 42 of the A14 which links Bury St Edmunds with the national road network via the A11 or A1 to the west and Ipswich to the south east.

Nearby occupiers include Vindis Skoda, Cecil and Larter Used Cars, Edmundson Electrical, Screwfix, Euro Car Parts, Glasswells Furniture and Aldi.

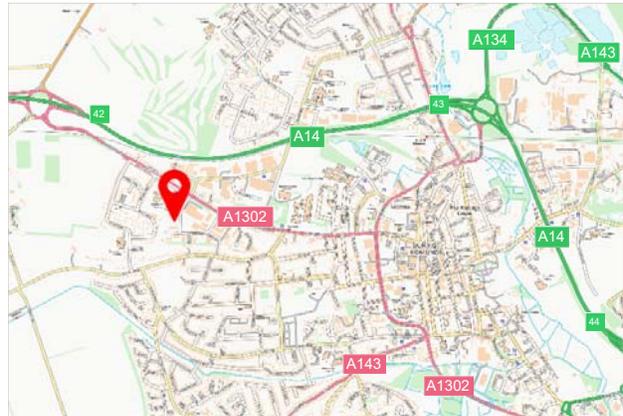
## Description

The property extends to approximately 0.762 acres (0.308 hectares) and comprises a level, rectangular shaped storage compound with a gravel finish. There are temporary structures to the front of the site currently which are to be removed. The property is secure with steel palisade fencing to the rear two thirds of the site while the front is secured with rhino hoops and drop bollards.

## Planning

The property falls within the jurisdiction of West Suffolk Council. The current planning permission permits the land to be used for the purpose of a vehicle rental business, with mobile office and wash & valet bay.

The site is within a designated general employment area and would be suitable for employment uses, subject to the necessary planning consents. For further information please contact the Development Control Team at West Suffolk Council on 01284 763233.



Promap

Boundary as shown is indicative only.

## Rateable Value

£32,600 effective from 1<sup>st</sup> April 2017.

## Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.

Offers may be considered for the freehold interest.

## Viewing

In view of working practice guidance, we are not currently conducting accompanied viewings. The property can be adequately viewed from the adjoining highway.

All enquiries contact:



making property work for business

**Kristina Simpson**

07585 705336

ksimpson@automotive-property.com

**Eddie Highnam**

07733 535952

ehighnam@automotive-property.com

**Important Notice:** Automotive Property Consultancy Ltd for themselves and for the Vendors of this property, whose agents they are given notice that: a) The particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice; b) All descriptions, dimensions, areas, reference to condition and necessary permission for use and occupation and other details are in good faith, and are believed to be correct, but any purchaser should not rely upon them as statement of fact; c) No person in the employment of Automotive Property Consultancy Ltd has authority to give any representation or warranty whatsoever in relation to this property on behalf of either Automotive Property Consultancy or the Vendor d) No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **October 2020**