

Block H South (Entrance) Elevation



Block H Risby Business Park

Risby

Guide Price £165,000

LACY SCOTT
& KNIGHT

150 YEARS est. 1869

Block H Risby Business Park

Risby | Bury St Edmunds | IP28 6RD

New attractive business units with high quality curved roof and profile cladding. Solar glass reception areas and high rise access to main factory doors.

- Approximately 1,100 sq ft
- Attractive entry avenue
- Gardens and quality landscaping
- Ample car parking

Price

£165,000

Location

Risby Business Park is situated approximately 3 miles west of Bury St Edmund just off the A14 and therefore has excellent access to Ipswich, the east coast ports, Cambridge, The Midlands to the west and also London via the M11. The park has been designed to maximize the appearance of the rural location yet allow for excellent and easy access to all the major centres.

Accommodation

Unfitted units available but including mezzanine and with services brought in for purchaser's own fit out.

Services

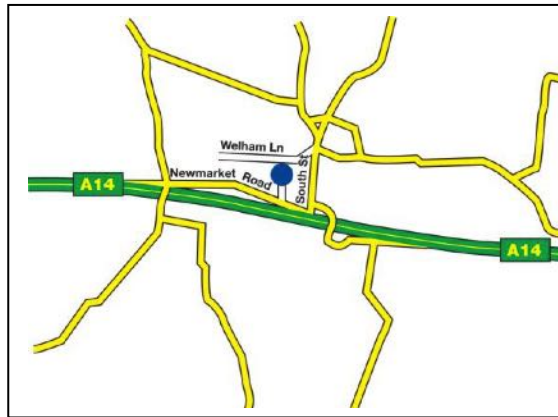
All principal services are available on site.

Rateable Value

To be assessed.

Viewing

Strictly by appointment with Lacy Scott & Knight.



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 visited the premises 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 or themselves and as Agents for the Seller of the property give notice that:

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- 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.
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