

**MODERN WAREHOUSE/TRADE COUNTER**

## Unit 8

Hillside Business Park, Hillside Road, Bury St Edmunds, IP32 7EA

### **Modern Light Industrial or Trade Counter unit**

**3,357 sq ft**  
(311.88 sq m)

- Popular Trade Location Close To A14
- Ground floor area of 2,604 sq ft
- Mezzanine of 753 sq ft
- Dedicated front forecourt with parking

# Unit 8, Hillside Business Park, Hillside Road, Bury St Edmunds, IP32 7EA

## Summary

Available Size	3,357 sq ft
Rent	£30,000 per annum
Rateable Value	£27,750 based on 2023 Valuation
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Available Upon Request
EPC Rating	C (59)

## Description

The property comprises a steel portal framed semi-detached light industrial unit/warehouse or trade counter unit. A full height glazed customer entrance and full height roller shutter door are provided. Internally the unit provides clear span storage or production space with a mezzanine floor providing additional storage accommodation. The internal eaves height is approximately 5.6m. Externally the unit benefits from demised forecourt and car parking.

## Location

Unit 8 is located on Hillside Business Park, located at the end of Kempson Way and approximately two miles east of Bury St Edmunds town centre and within close proximity to the A14. Kempson Way is one of the main roads serving the Moreton Hall/Suffolk Park employment areas which have become the towns primary commercial location.

## Accommodation

The accommodation comprises the following areas:

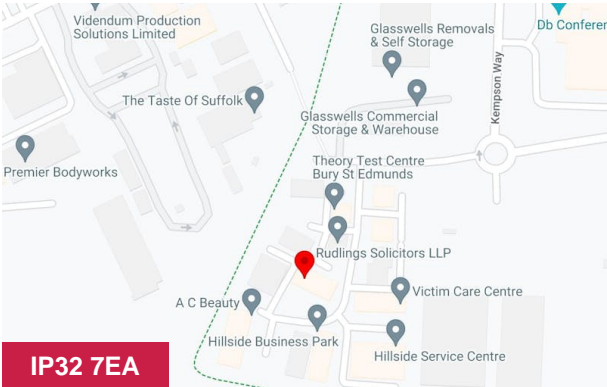
Name	sq ft	sq m
Ground	2,604	241.92
Mezzanine	753	69.96
Total	3,357	311.88

## Terms

The unit is available on a new full repairing and insuring lease on a term to be agreed.

## Estate Charge

An estate charge will be levied for the common area repairs and maintenance. Please contact the agents for more information.



## Viewing & Further Information



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