

**REFURBISHED BUSINESS PARK OFFICES**

## Unit 5a

Hillside Business Park, Bury St Edmunds, IP32 7EA

### **Ground floor refurbished Office Suite on established business park**

**935 sq ft**  
(86.86 sq m)

- Fully refurbished to a high standard
- Air cooling/heating throughout
- Ground floor available. First floor now let.
- On-site designated parking (1:300 sq ft)
- Only one mile from junction 44 of the A14 and within two miles of the Town Centre

# Unit 5a, Hillside Business Park, Bury St Edmunds, IP32 7EA

## Summary

<b>Available Size</b>	935 sq ft
<b>Rent</b>	£16 per sq ft
<b>Rateable Value</b>	£14,000 Estimate based on April 2023 valuation. Ground floor RV£14,000
<b>Service Charge</b>	A service charge will be applicable if let on a floor-by-floor basis. Please contact the agents for more information.
<b>Car Parking</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Subject to a Tenant undertaking for abortive legal costs.
<b>Estate Charge</b>	Contact the agents for more information.
<b>EPC Rating</b>	D (86)

## Description

The ground floor of 5a Hillside Business Park available to let. The suite provide well specified and flexible business space which has recently been refurbished, providing open plan accommodation. Each suite is provided with an attractive glazed main entrance and communal lobby area. The property also has a private car park.

## Location

Hillside Business Park is one of Bury St Edmunds' expanding premier business locations. Situated on the eastern side of Bury St Edmunds, Hillside Business Park is approximately two miles from the town centre and adjacent to the A14. Nearby occupiers include Denny Bros, Sealeys, Royal Mail as well as a number of nearby independent businesses.

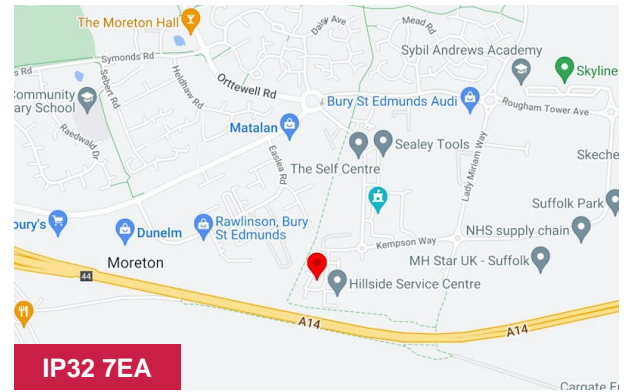
Bury St Edmunds is an attractive and prosperous market town which forms the commercial and administrative centre of West Suffolk. The town lies 30 miles east of Cambridge, 26 west of Ipswich and 70 miles north of London. The town has excellent road connections serving East Anglia and linking to the national motorway network via the A14 and A11. Rail services are provided with direct trains to Cambridge (42 minutes), Ipswich (38 minutes) and services to London Kings Cross (1 hour 38 minutes).

## Accommodation

Name	sq ft	sq m	Availability
Ground	935	86.86	Available
<b>Total</b>	<b>935</b>	<b>86.86</b>	

## Terms

The property is available by way of a new FRI lease for a term to be agreed.



## Viewing & Further Information



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