

**REFURBISHED LIGHT INDUSTRIAL UNITS**

## Unit 15c, Hillside Business Park

Hillside Road, Bury St. Edmunds, IP32 7EA

**Light Industrial Starter Unit  
on primary employment  
estate close to A14.**

**1,525 sq ft**  
(141.68 sq m)

- 1,525 sq ft (141.68 sq m)
- Newly refurbished and ready for occupation
- Suitable for warehouse, light industrial or trade uses
- Popular trade location close to A14

# Unit 15c, Hillside Business Park, Hillside Road, Bury St. Edmunds, IP32 7EA

## Summary

Available Size	1,525 sq ft
Rent	£16,775 per annum
Rates Payable	£1.01 per sq ft
Rateable Value	£13,500
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant will be required to provide an undertaking for abortive costs.
Estate Charge	Upon Enquiry
EPC Rating	D (99)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	EPC
Unit - 15b	1,525	141.68	£16,775 /annum	E (115)
<b>Total</b>	<b>1,525</b>	<b>141.68</b>		

## Description

The unit comprises a mid-terraced light industrial unit which has recently been refurbished and is ready for immediate occupation. The unit is of steel portal frame construction with insulated profile steel clad roof and elevations. Internally the unit benefits from an office area, disabled WC and kitchenette. Externally each unit has allocated car parking and front forecourt for vehicle loading.

## Location

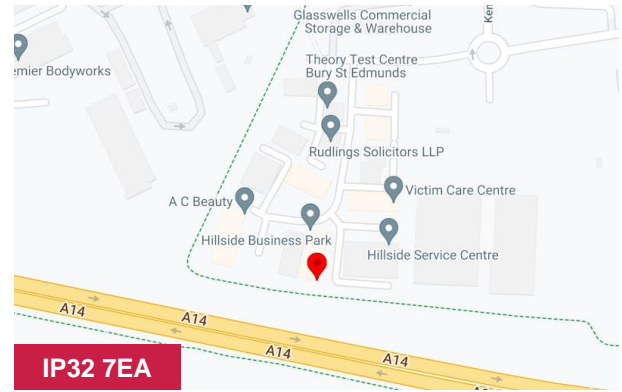
Unit 15c is located at Hillside Business Park, approximately two miles east of Bury St Edmunds town and within close proximity to the A14. Hillside Business Park is located off of Kempson Way, one of the main roads serving the Moreton Hall/Suffolk Park employment areas which have become the towns primary commercial location.

## Viewings

Strictly by appointment with the joint sole agents Hazells or Eddisons.

## 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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