

TRADE COUNTER / LIGHT INDUSTRIAL



1A Boldero Road
Bury St. Edmunds, IP32 7BS

Prominent trade counter/light industrial unit suitable for various uses.

2,295 sq ft
(213.21 sq m)

- Gross internal floor area of 2,295 sq ft (213 sq m)
- Established trade counter location
- Warehouse/workshop & offices
- Good sized front forecourt
- Excellent access to the A14

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Summary

Available Size	2,295 sq ft
Rent	£24,000.00 per annum
Rates Payable	£4.31 per sq ft The unit currently has three rating assessments with a combined RV of £19,800.
Rateable Value	£19,800
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant is to provide an undertaking for the Landlords abortive legal costs.
EPC Rating	E (116)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse, Office & ancillary	2,295	213.21	Available
Total	2,295	213.21	

Description

Unit 1a comprises a modern end of terrace trade counter / warehouse unit which is prominent to Easlea Road. The property is of steel portal frame construction with part clad and part brick elevations. Internally the property provides warehouse accommodation and also benefits from a trade counter reception, two office areas, male & female WCs and a kitchen.

The unit has a full height roller shutter door, customer entrance and personnel door. The internal eaves height for the property is approximately 4.45 m (14 ft 6). Externally the property has a demised front forecourt area with parking for approximately 8 cars.

Location

Boldero Road forms one of the main estate roads within the Moreton Hall Industrial Estate. The estate is ideally situated approximately 2 miles east of Bury St Edmunds town centre and within close proximity to Junction 44 of the A14.

The Moreton Hall area is regarded as Bury St Edmunds primary business and out of town commercial location with a large number of retail warehouse, trade counter and motor dealership operators. Nearby trade counter occupiers include Howdens Joinery, Screwfix, Toolstation, Wolsely & Brewers Paints.

Terms

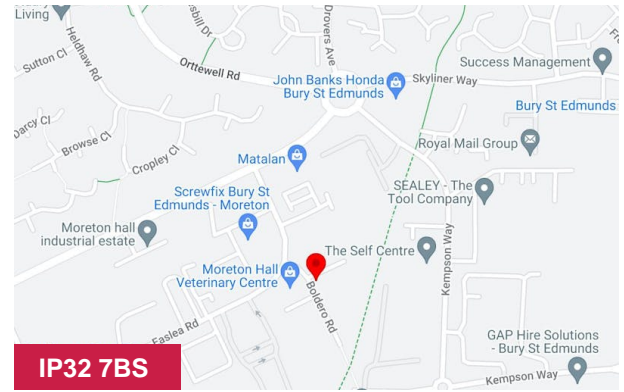
Available on a new FR&I lease on terms to be agreed

Viewings

Strictly by appointment with the sole agents Hazells.

Planning

The property has previously been used for trade counter purposes and currently has a mixed use class including Class A1 (sandwich bar), Class D1 (dance school) and sui generis (car sales). For further information search planning ref DC/19/1707/FUL on the



Viewing & Further Information



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