



OFFICES OR USES WITHIN CLASS E

## Unit 12

Hillside Business Park, Bury St Edmunds, IP32 7EA

### **First Floor Office/Class E Space To Let**

**440 sq ft**  
(40.88 sq m)

- First floor suite of 440 sq ft
- Flexible terms available
- Excellent business park location close to A14
- Additional Mezzanine Store Available
- Communal Car Parking On Site

# Unit 12, Hillside Business Park, Bury St Edmunds, IP32 7EA

## Summary

<b>Available Size</b>	440 sq ft
<b>Rent</b>	£5,500.00 per annum
<b>Rateable Value</b>	£6,600 based on 2023 valuation
<b>Service Charge</b>	Contact the agent for more information.
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (93)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Office / Commercial	440	40.88	Available
<b>Total</b>	<b>440</b>	<b>40.88</b>	

## Description

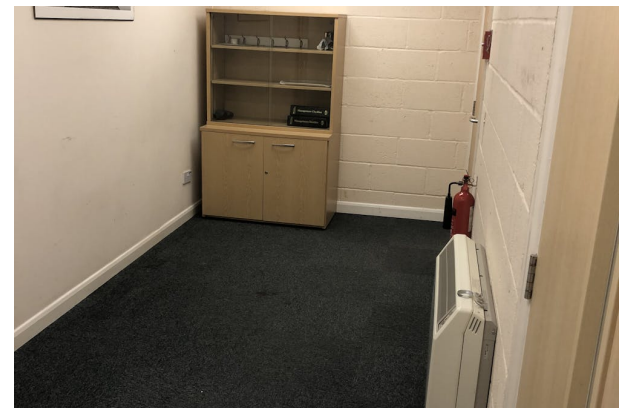
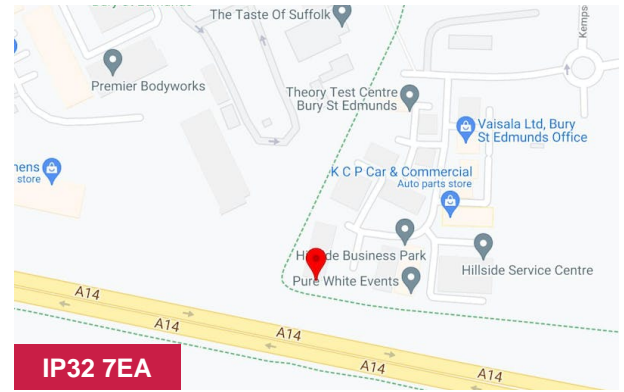
Unit 12 is a modern B1 business unit which has been fitted out to provide office accommodation on the first floor. The available accommodation comprises a first floor office suite. The first floor office is open plan with carpeted floors, suspended ceilings and comfort cooling/heating and a small reception area. The suite is accessed from a common entrance and have use of shared kitchen and WC facilities. There is additional mezzanine storage space that could be made available to an occupier. On site car parking is provided.

## Location

Unit 12 is located at the end of Kempson Way on Suffolk Business Park, Bury St Edmunds' premier out of town business district. Suffolk Park is situated on the eastern outskirts, approximately two miles from the town centre and adjacent to the A14. Hillside Business Park is a mixed use development comprising office and B1/B2/B8 business uses. There is excellent vehicular access to the A14 and also good access to the town centre.

## Terms

The suite is available on a new lease on terms to be agreed. Flexible terms would be considered.



## Viewing & Further Information



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