



## Ground Floor Clinic Space

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

### Ground Floor Class E Clinic/Beauty Space

**1,189 sq ft**  
(110.46 sq m)

- Converted Ground Floor providing modern clinic space
- Available immediately
- Current tenant fixtures and fittings available for purchase separately
- Industrial Estate location close to Moreton Hall and A14
- Communal Car Parking

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## Summary

<b>Available Size</b>	1,189 sq ft
<b>Rent</b>	£12,000.00 per annum
<b>Rateable Value</b>	£17,500 This to be challenged and it is hoped the RV will be reassessed to be below £12,000
<b>Service Charge</b>	£75 per month
<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 the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Clinic	1,189	110.46	Available
<b>Total</b>	<b>1,189</b>	<b>110.46</b>	

## Description

The ground floor of 12 Hillside provides converted industrial space providing clinic/beauty salon accommodation. The property is fitted with 6-7 glazed partitioned private treatment rooms/offices with Panasonic Air conditioning/heating, wood effect vinyl flooring, LED lighting, perimeter power points. The property also benefits from shared access of a fitted kitchen and WC's, as well as communal car parking to the front of the building.

## 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

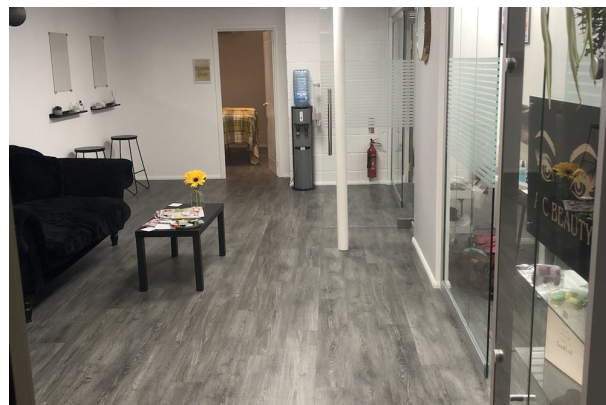
The property is available by way of a new lease on terms to be agreed.

## Viewings

Viewings are to be arranged through Hazells Chartered Surveyors.

## VAT

VAT is payable on the rent and service charge.



## Viewing & Further Information



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