



**6 Boldero Road** Bury St. Edmunds, IP32 7BS

# Detached warehouse/trade counter set on a site of 0.51 acres

**8,510 sq ft** (790.60 sq m)

- Warehouse, light industrial or trade counter uses
- Detached unit set on a generous plot of 0.51 acres
- Ground & first floor offices
- Unit to be redecorated and new warehouse lighting to be installed (to part)
- Popular trade location with good access to A14

## 6 Boldero Road, Bury St. Edmunds, IP32 7BS

#### **Summary**

Available Size	8,510 sq ft
Rent	£85,000.00 per annum
Rates Payable	£3.21 per sq ft
Rateable Value	£50,000
VAT	Applicable
Legal Fees	Each party to bear their own costs. An undertaking for abortive costs will be required from the Tenant.
EPC Rating	D (88)

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse & ancillary	7,849	729.20	Available
1st - Offices	661	61.41	Available
Total	8,510	790.61	

#### Description

The premises comprise a modern detached warehouse of steel portal frame construction with brick and block walls to lower level and insulated profile cladding above and to the pitched roof. The property is arranged in two bays and has a concrete floor, warehouse lighting (part to be upgraded), 3 phase electrics, gas fired hot air blowers and an eaves height of approximately 4.9m (16ft). There is an integral two storey office section with central heating, carpeted floors and double glazed windows. A small mezzanine floor provides a further 299 sq ft.

The warehouse floor, exterior front elevation and offices areas are to be redecorated. Replacement lighting is to be fitted to part of the warehouse. Externally the property sits on a self-contained plot extending to approximately 0.51 acres (sts) with forecourt parking for 12 cars together with a generous landscaped area which could be utilised as additional yard areas (subject to Landlord consent).

#### Location

The property is located at Moreton Hall which is Bury St Edmunds premier business and out of town retail park situated two miles from the centre of town and adjacent to the A14.

Moreton Hall is a popular location within the town and attracts a wide variety of business occupiers. The area comprises mixed uses of retail, showrooms, trade counters, offices and distribution accommodation. There is excellent vehicular access to the A14 and also good access to the town centre.







### Viewing & Further Information



**Richard Pyatt** 01284 702626 | 07717758492 richard@hazells.co.uk



Jonathan Lloyd 01284 702626 jonathan@hazells.co.uk

Hazells is a trading name of Hazells & Co (BSE) Ltd. Registered in England No. 6279351 NOTE: Hazells for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item: (iii) no person in the employment of Hazells has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 22/05/2024