

**LIGHT INDUSTRIAL / WAREHOUSE**

## 14 Hillside Road

Bury St. Edmunds, IP32 7EA

**Modern Light  
Industrial/Warehouse or  
Trade Counter unit on  
popular trading estate**

**1,800 sq ft**  
(167.23 sq m)

- Modern unit with warehouse and offices
- Busy and popular trade location
- Excellent access to the A14
- Forecourt with 7 dedicated car spaces

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## Summary

Available Size	1,800 sq ft
Rent	£18,500 per annum
Rates Payable	£4.44 per sq ft
Rateable Value	£16,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	The tenant is required to pay a fair contribution toward the Estate Charge.
EPC Rating	E (102)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse & offices	1,800	167.23	Available
<b>Total</b>	<b>1,800</b>	<b>167.23</b>	

## Description

Comprising a modern, end of terrace light industrial warehouse unit. The property is of steel portal frame construction with part brick and part steel profile clad elevations. The unit benefits from a full height roller shutter loading door. Internally warehouse space is provided with florescent strip lighting and a gas space heater. Internal offices area provided with suspended ceilings and carpeted floors. Two WCs are provided.

## Location

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



## Viewing & Further Information



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