



6 Enterprise Park

Etna Road, Bury St. Edmunds, IP33 1JZ

Light Industrial / Warehouse Unit with offices and mezzanine

2,000 sq ft
(185.81 sq m)

- Excellent location close to town centre & A14
- Within walking distance of railway station, Tesco, Starbucks & Travelodge
- Light industrial or warehouse uses
- Some small business rates relief available

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Summary

Available Size	2,000 sq ft
Rent	£16,000 per annum
Rates Payable	£3.18 per sq ft Some Small Business Rates Relief available
Rateable Value	£12,750
Service Charge	£600 per annum Plus VAT.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	2,000	185.81	Available
Total	2,000	185.81	

Description

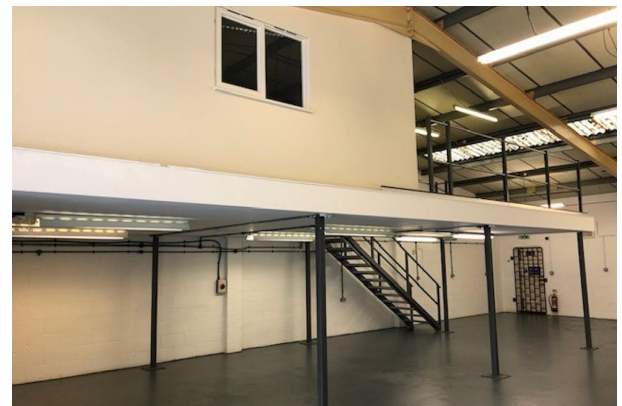
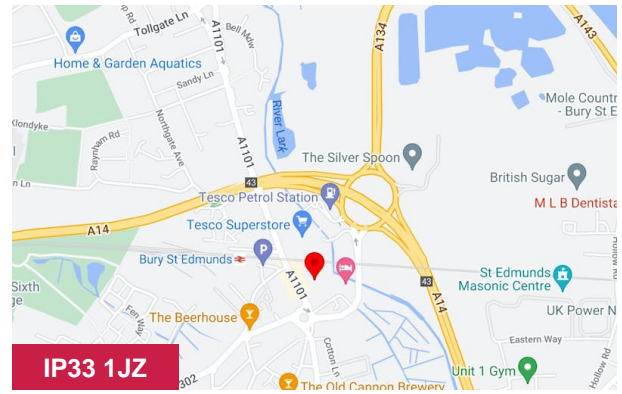
The property is comprised of a light industrial unit of steel frame and brick/block construction under a pitched insulated fibrous cement clad roof with translucent panel inserts. The unit has a concrete floor, strip lighting, a full height roller shutter door.

There is a separate personnel door leading to the unit and WC facilities are provided. A mezzanine with office is also provided.

Externally there is a shared forecourt/loading area with parking.

Location

The property is located on the northern side of Bury St Edmunds adjacent to the A143 just off the A14. Bury St Edmunds town centre is approximately two thirds of a mile south of the property. The Tesco's superstore is only 150m away and the railway station, providing Greater Anglia services, is only 200m away. The property is opposite the new Travelodge and Starbucks development.



Viewing & Further Information



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