



Unit 17a, Hillside Business Park

Hillside Road, Bury St. Edmunds, IP32 7EA

**Light Industrial Starter Unit
on primary employment
estate close to A14.**

950 sq ft
(88.26 sq m)

- 950 sq ft (88 sq m)
- To be refurbished and ready for occupation shortly
- Suitable for warehouse, light industrial or trade uses
- Popular trade location close to A14
- 100% small business rates relief available

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Summary

Available Size	950 sq ft
Rent	£12,000 per annum
Rateable Value	£8,900 100% small rates relief available
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant will be required to provide an undertaking for abortive costs.
Estate Charge	To pay a fair proportion of the annual cost. Currently 1.19% of the overall budget.
EPC Rating	E (124)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	EPC
Ground - Warehouse	950	88.26	-	-
Total	950	88.26		

Description

The unit comprises an end-terraced light industrial unit which is undergoing refurbishment and will be ready for occupation shortly. The unit is of steel portal frame construction with insulated profile steel clad roof and elevations. Internally the unit benefits from an office area, disabled WC and kitchenette. Externally each unit has allocated car parking and front forecourt for vehicle loading.

Location

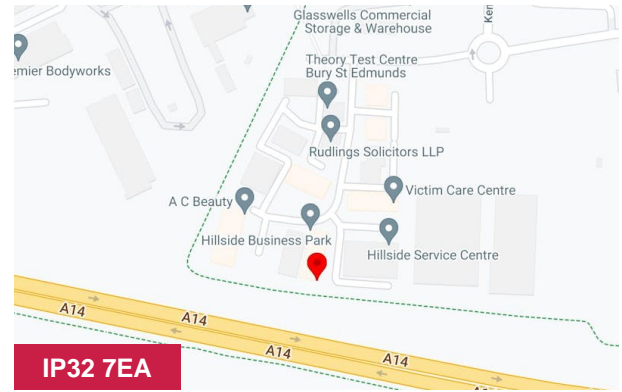
Unit 17a is located at Hillside Business Park, approximately two miles east of Bury St Edmunds town and within close proximity to the A14. Hillside Business Park is located off of Kempson Way, one of the main roads serving the Moreton Hall/Suffolk Park employment areas which have become the town's primary commercial location.

Viewings

Strictly by appointment with the joint sole agents Hazells or Eddisons.

Estate Charge

An estate charge will be levied for the common area repairs and maintenance. Please contact the agents for more information.



Viewing & Further Information



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