



Unit 8 Chamberlayne Road, Moreton Hall Industrial Estate, Bury St Edmunds, Suffolk, IP32 7EY

REFURBISHED LIGHT INDUSTRIAL/TRADE COUNTER WAREHOUSE UNIT

- Total approximate area of 1,945 sq ft (181 sq m)
- Forecourt parking and loading
- Excellent access to the A14 and two miles east of the town centre
- Busy trading estate close to trade counters, car dealerships and retail warehouses

LOCATION

The property is situated in the popular Moreton Hall trade counter location of Bury St Edmunds forming part of a courtyard style development of modern business units. The units benefit from being highly visible from Bedingfield Way. The area is within easy access of the A14 providing fast routes to the east coast and the West, the Midlands and Cambridge and also London via the A11.

DESCRIPTION

The end-of-terrace unit comprises steel portal frame construction with internal block work and external brick walls under a pitched roof. The unit benefits from an insulated roof, translucent panels, a concrete floor, strip fluorescent lighting, three phase electricity and a gas fired heater. There is an up and over shutter door and four car parking spaces plus loading area.

The unit comprises a ground floor workshop, single office, a kitchenette, and male and female WCs. The office benefits from carpeted floors, fluorescent strip lighting and electric wall-mounted storage heaters.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement (1st Ed) and provides the following approximate Gross Internal area:

Total: 1,954 sq ft (181 sq m)

PLANNING

The premises are considered suitable for B1 and B8 purposes including trade counter sales, storage or light manufacturing uses. Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority, St Edmundsbury Borough Council.

SERVICES

Interested parties are advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

RENT

£18,500 per annum exclusive of VAT.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

ESTATES CHARGE

Based on 3% of the annual rent.

VAT

VAT will be payable on the rent and any other outgoings.

RATING

Unit 8 is listed in the 2017 Ratings List under 'warehouse and premises' and has a rateable value of £15,250.

ENERGY PERFORMANCE CERTIFICATE

C-73, A complete copy of the EPCs is available from the marketing agents on request.

LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant will be required to provide an undertaking as to the landlord's abortive legal costs.

VIEWING & FURTHER INFORMATION

For viewings or further information please contact the joint sole agents Hazells Chartered Surveyors on **01284 702626** or email the following:

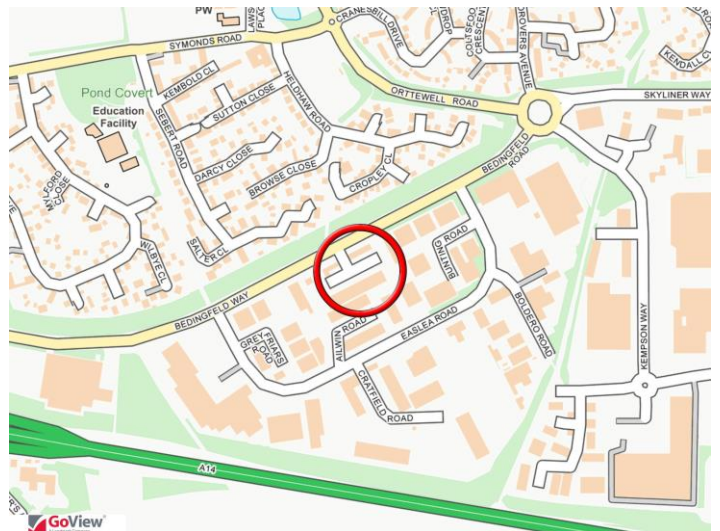
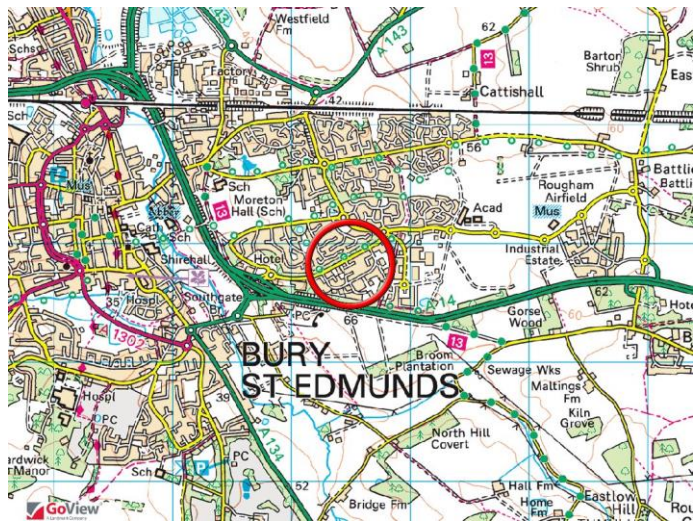
Richard Pyatt MRICS

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Viewings strictly by appointment only with Hazells.



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