



Unit 5

Chamberlayne Road, Bury St. Edmunds, IP32 7EY

Newly refurbished industrial unit on popular estate

1,977 sq ft
(183.67 sq m)

- Front forecourt with demised car parking
- Ideal for storage, light industrial or other commercial uses under Class E
- Convenient access to the A14 and 2 miles east of Bury St Edmunds town centre
- Recently refurbished

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Summary

Available Size	1,977 sq ft
Rent	£21,000 per annum
Rateable Value	£15,000
Service Charge	£630 per annum
EPC Rating	D (86)

Description

Unit 5 Chamberlayne Road comprises a clear span warehouse with integral offices and roller shutter door. The unit benefits from concrete floors, fluorescent strip lighting and 3 phase electrics. Externally the property has individually demised forecourt and car parking area. The property has recently undergone refurbishment works.

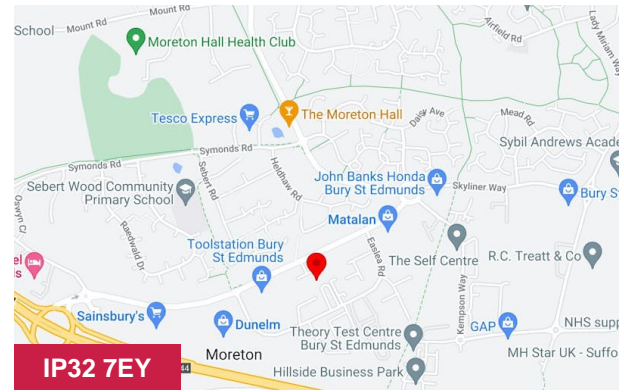
Location

Chamberlayne Road is accessed directly from Bedingfield Road, the main arterial access to the Moreton hall Industrial Estate, Suffolk Park and Moreton Hall residential developments. The property is ideally situated approximately two miles east of Bury St Edmunds town centre and within close proximity to Junction 44 of the A14. The Moreton Hall area is regarded as Bury St Edmunds primary business and out of town commercial location with a large number of retail warehouse, trade counter and motor dealership operators, as well as office, warehouse and light industrial occupiers.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Unit - 5	1,977	183.67	Available
Total	1,977	183.67	



Viewing & Further Information



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