



TO LET

**HOLLOW ROAD,
BURY ST EDMUNDS
IP32 7FA**

Landmark office building on the edge of the town centre

From 2,107 sq ft (195.75 sq m) to 9,081 sq ft (843.65 sq m)



Summary



Open plan offices with option for partitioning



Available to let separately or together



High specification offices



Parking provided with a ratio of 1:114 sq ft



Well established employment estate location



Excellent access to the A14



Available on a new lease terms to be agreed



Full repairing and insuring lease by virtue of service charge



Overview

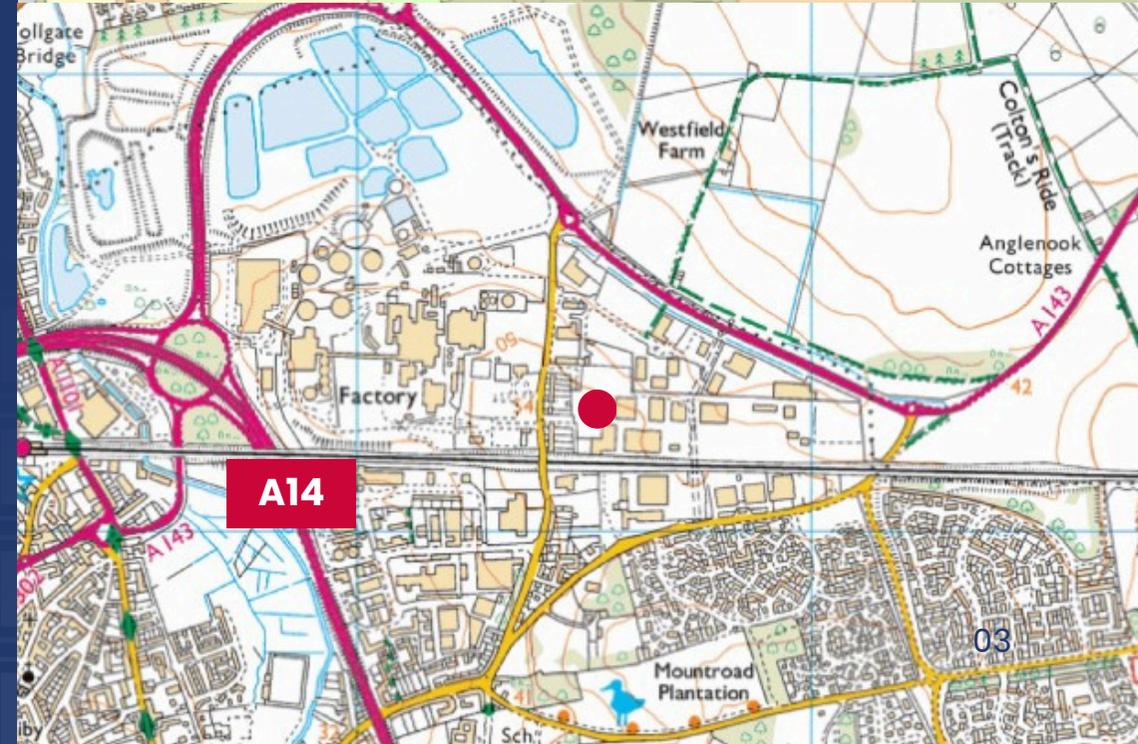




Location

Abbotsgate House is situated on Hollow Road on the Eastern side of Bury St Edmunds, providing access to both the town centre and A14 via J43.

Bury St Edmunds lies in West Suffolk approximately 29 miles East of Cambridge, 29 miles West of Ipswich, 41 miles South of Norwich and 77 miles from London. The town is accessed via three junctions off the A14 that provide access to the East coast ports, The Midlands and the national motorway network. There are rail services to Cambridge, London, Ipswich and Peterborough.



Description

Abbotsgate House is a high quality, modern office building arranged over five floors which has been refurbished to a high standard. The available accommodation comprises three refurbished suites, with predominantly open plan floor plates. Specification of the building includes:

- Suspended ceilings New PIR sensor LED lighting.
- Mitsubishi comfort cooling & heating.
- Perimeter trunking.
- New carpets and flooring throughout.
- Passenger lift.
- Kitchen facilities to all office areas.
- Male, Female and disabled WCs.
- Excellent car parking ratio of 1:114 sqft
- New bicycle storage and changing room facility

Accommodation

Building	Floor	Area	SQ FT	SQ M	Availability
Abbotsgate House	Lower ground	Lower ground	1958	181.9	Let
	Ground	South Wing	2,107	195.75	Let
		North Wing	3361	312.24	Let
	First	South Wing	1108	102.94	Let
	Second	North Wing	3487	323.95	Available
		South Wing	2107	195.75	Available
	Third	North Wing	3487	323.85	Available
		South Wing	2107	195.75	Let





Viewing & information

Contact the
sole agents Hazells
on **01284 702626**



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Summary

Tenure & Terms

Leasehold on a new effective
FR&I lease, term to be agreed.

Rent & Price

£16.50 per sq ft exclusive.

VAT

VAT is payable on the rent/price
at the prevailing rate

EPC

TBC. Full copy EPC available
from the agents.

Legal Costs

Each party to bear their own
costs. The ingoing tenant will be
required to provide an
undertaking for abortive costs.

Business Rates

The rateable value of the second
and third floor is £145,000.

To be reassessed if let separately.

Anti Money Laundering

The proposed tenant will be
required to provide proof of
identity and address to the
agents prior to instructing
solicitors. Proof of funding will also
be required.

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