



3 Boldero Road
Bury St. Edmunds, IP32 7BS

Light Industrial Unit To Let

2,756 sq ft
(256.04 sq m)

- Self contained Site
- Site Area of 0.2 acres
- Available Immediately
- Located on popular Moreton Hall with good access to the A14
- Ground and first floor offices
- Additional 1303 Sq Ft of Mezzanine

3 Boldero Road, Bury St. Edmunds, IP32 7BS

Summary

Available Size	2,756 sq ft
Rent	£32,250 per annum
Rates Payable	£11,851.25 per annum Based on the 2026 valuation, coming into effect in April.
Rateable Value	£27,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (93)

Description

Unit 3 comprises a detached unit, set back from Boldero Road and accessed via a shared estate road. The unit sits on a self-contained and secure yard which wraps around three sides of the property. Three full height roller shutter doors are provided and the internal eaves height is approximately 5.33 metres. Ground and first floor offices are provided as well as a large mezzanine floor which provides an additional (1303 Sq Ft).

Location

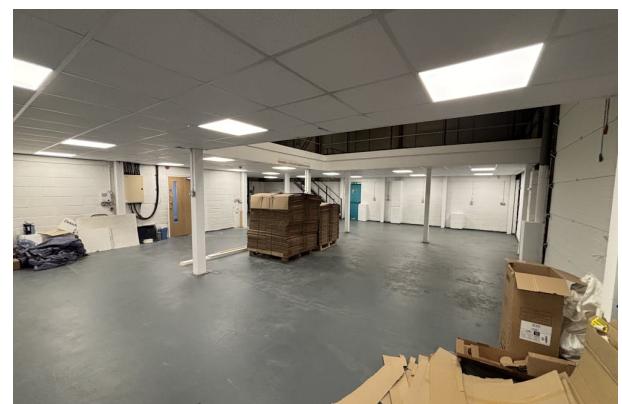
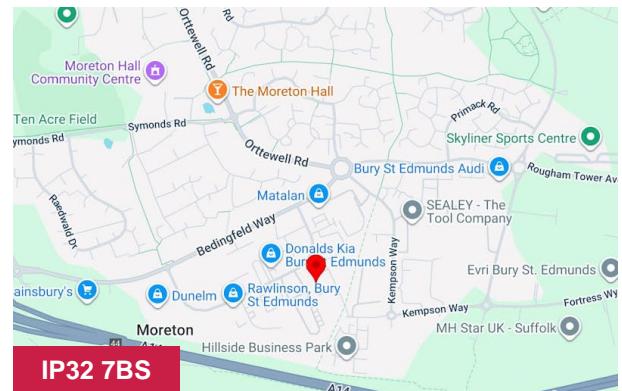
The property is located on Moreton Hall which is Bury St Edmunds premier business and out of town retail park, situated two miles from the centre of town and adjacent to the A14.

Moreton Hall is a popular location within the town and attracts a wide variety of business occupiers. The area comprises mixed uses of retail, showrooms, trade counters, offices and distribution accommodation. There is excellent vehicular access to the A14 and also good access to the town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse, office and ancillary	2,307	214.33	Available
1st - Office and ancillary	449	41.71	Available
Total	2,756	256.04	



Viewing & Further Information

 **Francis Britton**
01284 702626
francis@hazells.co.uk

 **Richard Pyatt**
01284 702626 | 07717758492
richard@hazells.co.uk

 **Adam Palombo**
01284702626
adam@hazells.co.uk