

STORAGE & OFFICES

Storage & office units

47(B-F) Queens Road, Bury St. Edmunds, IP33 3EW

Workshop/storage unit with offices and car parking for two cars

2,438 sq ft
(226.50 sq m)

- Available as a whole providing 2,438 sq ft
- Ground & first floor stores & ground floor offices
- Suitable for a variety of Class E uses (stp)
- Two on-site car parking spaces
- Within one mile of Bury St Edmunds town centre

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Summary

Available Size	2,438 sq ft
Rent	Rent on application
Rates Payable	£7,659.65 per annum Combined RV from April 2026.
Rateable Value	£15,350
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant will be required to provide an undertaking toward the Landlords reasonable legal costs.
Estate Charge	A fair contribution toward the upkeep of the common areas.
EPC Rating	Property graded as D-E (84-118)

Description

The properties comprise two buildings offering a mix of storage & office areas suitable for a variety of commercial uses.

Unit 47(b-c1) comprises a two storey storage unit with ground and first floor stores, ancillary offices, kitchenette and WC. Specification to the office areas includes LED lights & electric panel heaters.

Unit 47(e-d) comprises a single storey building providing three interconnecting office/work areas, WC and kitchenette. The specification includes LED lights, electric panel heaters and laminate flooring to part.

Location

The property is located on Queens Road approximately one mile west of Bury St Edmunds town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 47(b-c1) - Ground floor store	655	60.85	Available
Unit - 47(b-c1) - Ground floor office	301	27.96	Available
Unit - 47(b-c1) - First floor stores	715	66.43	Available
Unit - 47(e-d) - Ground floor offices	767	71.26	Available
Total	2,438	226.50	

Terms

A new FR&I lease for a minimum term of three years.



Viewing & Further Information



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



Adam Palombo
01284702626
adam@hazells.co.uk