

**WELL PRESENTED LIGHT IND UNIT**

## 17 Hillside Road

Bury St. Edmunds, IP32 7EA

**Commercial premises  
suitable for light industrial  
or alternative uses within  
Class E**

**930 sq ft**  
(86.40 sq m)

- Flexible terms may be available
- Excellent business park location close to A14
- Full business rates relief available for qualifying occupiers
- Approximately two miles from Bury St Edmunds town centre
- Alternate uses may be considered subject to planning

# 17 Hillside Road, Bury St. Edmunds, IP32 7EA

## Summary

<b>Available Size</b>	930 sq ft
<b>Rent</b>	£12,500 per annum
<b>Rates Payable</b>	£4,536 per annum Based on 2026 valuation
<b>Rateable Value</b>	£10,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Minimum contribution of 3% of the annual rent plus VAT.
<b>EPC Rating</b>	E (102)

## Description

Unit 17 Hillside Road is a mid-terrace industrial unit situated on the established Hillside Business Park. The property is well-suited to a wide range of commercial and light industrial uses.

The warehouse is open-plan with a painted concrete floor, white block walls and a steel portal frame roof fitted with translucent panel inserts, providing excellent natural light complemented by wall mounted strip lighting. Internally, a self-contained amenity block provides a carpeted office, kitchenette, and WC facilities.

Loading access is provided via a full-height electric roller shutter door, with a gated pedestrian entrance alongside. The unit benefits from a shared block-paved forecourt with on-site parking provided.

## Location

Unit 17 is located at Hillside Business Park, approximately two miles east of Bury St Edmunds town and within close proximity to the A14. Hillside Business Park is located off of Kempson Way, one of the main roads serving the Moreton Hall/Suffolk Park employment areas which have become the towns primary commercial location.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	930	86.40	Available
<b>Total</b>	<b>930</b>	<b>86.40</b>	

## Viewings

Strictly by appointment with the joint agents Hazells or Eddisons.

## Terms

Available on a new lease on terms to be agreed.



## Viewing & Further Information



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