

**REFURBISHED TRADE COUNTER**

## Unit 12, Chamberlayne Road

Bury St. Edmunds, IP32 7EY

**Prominent refurbished trade counter unit on popular trade estate**

**2,646 sq ft**  
(245.82 sq m)

- Providing a gross internal area of 2,646 sq ft
- Refurbished throughout and ready for occupation
- Warehouse and office provided
- Established trade estate
- Excellent access to the A14

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## Summary

Available Size	2,646 sq ft
Rent	£26,500 per annum
Rates Payable	£4.29 per sq ft based on 2023 valuation
Rateable Value	£22,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The Tenant will be required to provide an undertaking for abortive legal costs.
Estate Charge	An estates charge is levied please contact the agents for more information
EPC Rating	D (92)

## Description

Unit 12 Chamberlayne Road comprises an end of terrace trade counter/warehouse unit situated on a popular trading estate. The unit is steel portal frame with a new full height roller shutter door. Internally the unit has been refurbished including new lighting throughout, redecoration throughout, new kitchen, WCs and replacement carpets.

Externally the unit has a forecourt with parking for five cars. The unit is immediately available.

## Location

The property is situated in the popular Moreton Hall trade counter location of Bury St Edmunds forming part of a courtyard style development of modern business units. The units benefit from being highly visible from Bedingfield Way. The area is within easy access of the A14 providing fast routes to the east coast and the West, the Midlands and Cambridge and also London via the A11.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse & office	2,265	210.43
1st - Offices	382	35.49
Total	2,647	245.92

## Terms

Available on a new full repairing and insuring lease on terms to be agreed.

## Viewings

Strictly with the joint sole agents Hazells (01284 702626) or Eddisons.



## Viewing & Further Information



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