

LIGHT IND/TRADE COUNTER UNITS

Units 1 & 3 Ailwin Road

Ailwin Road, Bury St. Edmunds, IP32 7DS

**Light industrial/trade
counter unit on popular
trading estate**

2,300 to 4,600 sq ft
(213.68 to 427.35 sq m)

- Situated on established trade estate
- Excellent access to A14
- Available immediately
- Providing a gross internal area of 2300 sq ft (213.67 sq m) per unit
- Available together or to be let separately
- Minimum eaves height of 3.73m.

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Summary

Available Size	2,300 to 4,600 sq ft
Rent	£18,400 - £36,800 per annum
Rates Payable	£13,824 per annum Rateable value for both 1 & 3 combined, need to be reassessed if let separately.
Rateable Value	£32,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	The tenant will pay a fair and reasonable proportion of the Landlord's costs in maintaining common areas of Ailwin Road.
EPC Rating	D (99)

Description

Units 1 and 3 Ailwin Road comprise a pair of end and mid-terrace industrial/warehouse units within a popular trade counter and light industrial estate.

The units are of concrete portal frame construction with brick and block elevations beneath pitched insulated roofs. Each unit benefits from a full height roller shutter door, a single pedestrian entrance, and a forecourt providing parking and space for loading/unloading.

Internally the units provide painted blockwork walls, concrete floors, a column free warehouse area and a single WC. The accommodation is ready for ingoing tenants to fit out to their own requirements.

Both units benefit from an approximate minimum eaves height of 3.73m.

Location

Ailwin Road is situated just off Easlea Road, one of the main roads serving the Moreton Hall employment area. Moreton Hall is the primary out of town trade location in Bury St Edmunds where nearby occupiers include a variety of trade counter, retail warehouse and car showroom uses. The unit is approximately 2 miles from the town centre and is within half a mile of the A14 providing excellent access to the surrounding areas and wider regional network.

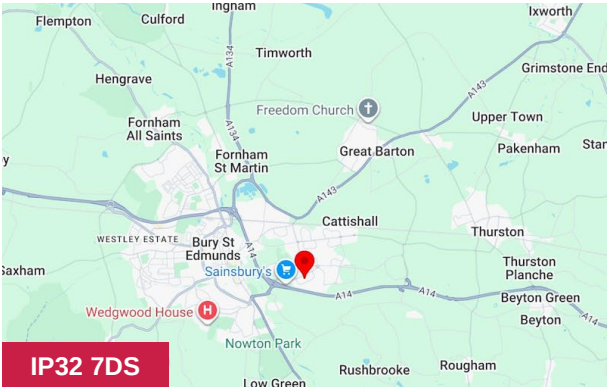
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	2,300	213.68	Available
Unit - 3	2,300	213.68	Available
Total	4,600	427.36	

Terms

Available on new lease terms to be agreed.



Viewing & Further Information



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