

**PRELIMINARY DETAILS**

## Unit 7, Chamberlayne Road

Bury St. Edmunds, IP32 7EY

### Prime Trade Counter Space On Popular Trading Estate

**1,962 sq ft**  
(182.28 sq m)

- Front Forecourt with Demised Car Parking
- Ideal For Storage, Light Industrial Or Other Commercial Uses
- Convenient Access To The A14 and 2 Miles East of Bury St Edmunds Town Centre
- Busy and Popular Trading location
- Large Roller Shutter Door

# Unit 7, Chamberlayne Road, Bury St. Edmunds, IP32 7EY

## Summary

Available Size	1,962 sq ft
Rent	Rent on application
Rateable Value	£18,750 Based on 2026 valuation, coming into effect April 2026
EPC Rating	C (66)

## Description

Unit 7 Chamberlayne Road comprises a clear span warehouse with integral offices and rolling slider door. The unit benefits from concrete floors, fluorescent strip lighting, painted blockwork walls and 3 phase electrics. Externally the property has individually demised forecourt and car parking area.

This unit is yet to be inspected therefore the photos provided are from 2022.

## Location

Chamberlayne Road is accessed directly from Bedingfield Road, the main arterial access to the Moreton hall Industrial Estate, Suffolk Park and Moreton Hall residential developments. The property is ideally situated approximately two miles east of Bury St Edmunds town centre and within close proximity to Junction 44 of the A14.

The Moreton Hall area is regarded as Bury St Edmunds primary business and out of town commercial location with a large number of retail warehouse, trade counter and motor dealership operators, as well as office, warehouse and light industrial occupiers.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Building	1,962	182.28	Let
Total	1,962	182.28	

## Terms

The unit is on a new full repairing and insuring lease for a term to be agreed.



## Viewing & Further Information



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