

**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



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