

PRELIMINARY DETAILS

Unit A2

Anglian Lane, Bury St. Edmunds, IP32 6SR

**Refurbished warehouse
within close proximity to A14**

8,973 sq ft
(833.62 sq m)

- Popular warehouse location
- Internal & external redecoration and new roof coating
- Internal eaves of 5.4m
- Only 1.5 miles to Junction 42 of A14

Unit A2, Anglian Lane, Bury St. Edmunds, IP32 6SR

Summary

Available Size	8,973 sq ft
Rent	£49,500 per annum
Rates Payable	£2.21 per sq ft
Rateable Value	£34,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The tenant will provide an undertaking for abortive legal costs.
Estate Charge	£3,200 per annum Approx cost for year ending Sept 25.
EPC Rating	Upon enquiry

Description

Unit A2 comprises a refurbished mid terrace unit providing clear span warehouse with welfare facilities. The unit has an internal eaves height of 5.4m, single full height electric roller shutter door and LED lighting. External and internal redecorations have taken place and a Liquasil coating has been applied to the roof.

The unit is accessed from shared estate roads and good external car parking is provided.

Location

Bury St Edmunds is an affluent and attractive market town and the administrative, commercial and cultural centre for West Suffolk. The town is located approximately 26 miles east of Cambridge, 36 miles south-west of Norwich and 23 miles north-west of Ipswich. It has a primary catchment population of 257,000 people and a population of 41,291 (2021 census). The town is a major retail and leisure destination for the western and wider region of Suffolk. It is also a significant distribution and logistics centre serving Felixstowe port along the A14 trunk road.

Anglian Lane Industrial Estate is located approximately 1.5 miles west of Bury St Edmunds town centre and 1.5 miles east of Junction 42 of the A14.

Accommodation

The accommodation comprises the following areas:

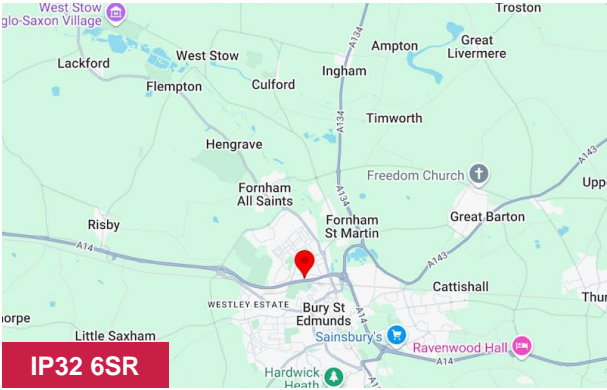
Name	sq ft	sq m	Availability
Unit - Warehouse	8,973	833.62	Available
Total	8,973	833.62	

Viewings

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

Terms

Available on a new FR&I lease on terms to be agreed.



Viewing & Further Information



Richard Pyatt
01284 702626 | 07717758492
richard@hazells.co.uk



Francis Britton
01284 702626
francis@hazells.co.uk