



## 7 Boldero Road

Bury St. Edmunds, IP32 7BS

### Detached Industrial Unit To Let

**7,496 sq ft**  
(696.40 sq m)

- Warehouse or Light Industrial Uses
- Ground and First Floor Offices
- Detached unit with forecourt parking
- Available immediately
- Popular trade location with good access to the A14

# 7 Boldero Road, Bury St. Edmunds, IP32 7BS

## Summary

Available Size	7,496 sq ft
Rent	£50,000 per annum
Rates Payable	£21,332.25 per annum
Rateable Value	£42,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (75)

## Description

Unit 7 comprises a detached warehouse/light industrial unit with front forecourt & parking and small rear area capable of accommodating some further parking or external storage. Internally the unit has been heavily fitted out to provide ground and first floor offices. A single roller shutter door is provided in the front elevation and the internal eaves height is approximately 5 metres. A mezzanine store is also provided.

## Location

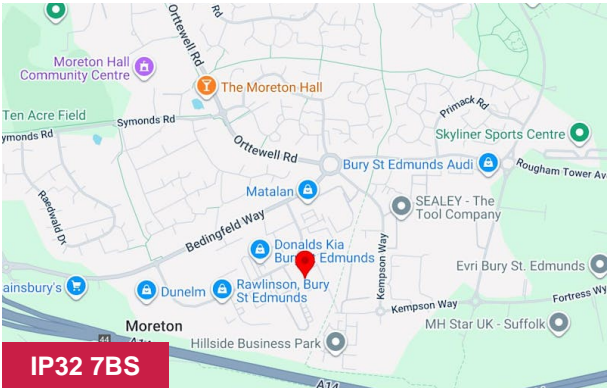
The property is located at Moreton Hall which is Bury St Edmunds premier business and out of town retail park situated two miles from the centre of town and adjacent to the A14.

Moreton Hall is a popular location within the town and attracts a wide variety of business occupiers. The area comprises mixed uses of retail, showrooms, trade counters, offices and distribution accommodation. There is excellent vehicular access to the A14 and also good access to the town centre

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	3,448	320.33	Available
Ground - Offices/Ancillary	1,139	105.82	Available
1st - Offices	1,852	172.06	Available
Mezzanine	1,057	98.20	Available
Total	7,496	696.41	



## Viewing & Further Information



**Francis Britton**  
01284 702626  
francis@hazells.co.uk



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