



LIGHT INDUSTRIAL UNIT

## Unit 22

Hillside Business Park, Hillside Road, Bury St Edmunds, IP32 7EA

### Light Industrial Starter Unit To Let

**1,314 sq ft**  
(122.07 sq m)

- Popular Trade Location Close To A14
- Providing A Gross Internal Area of 1314 Sq Ft
- On Site Car Parking
- Office, Kitchenette and WC
- Suitable for a variety of uses within Class E (STP)

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## Summary

<b>Available Size</b>	1,314 sq ft
<b>Rent</b>	£15,500 per annum
<b>Rates Payable</b>	£6,048 per annum based on 2026 Valuation
<b>Rateable Value</b>	£14,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Minimum contribution of 3% of the annual rent plus VAT
<b>EPC Rating</b>	E (116)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,314	122.07	Available
<b>Total</b>	<b>1,314</b>	<b>122.07</b>	

## Description

The property comprises a mid-terraced light industrial unit of block construction. The unit benefits from a steel portal frame with an insulated steel clad roof. The landlord is currently undertaking works to remove the additional offices. The specification upon completion of works will include open plan warehouse/storage space and an amenity block providing an office, disabled WC and a kitchenette.

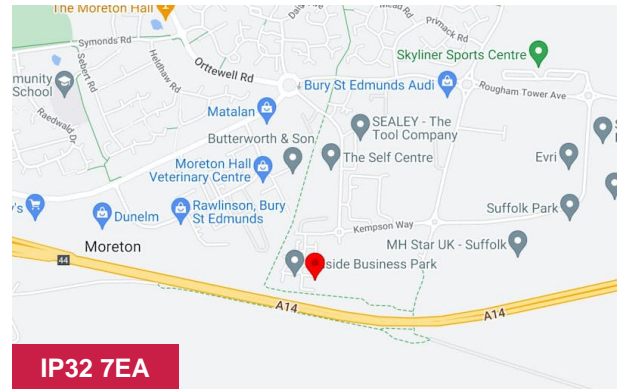
Loading access is provided via a full-height electric roller shutter door, with a gated pedestrian entrance alongside. The unit benefits from a shared block-paved forecourt with on-site parking provided.

## Location

Unit 22 is located on Hillside Business Park, located at the end of Kempson Way and approximately two miles east of Bury St Edmunds town centre and within close proximity to the A14. Kempson Way is one of the main roads serving the Moreton Hall/Suffolk Park employment areas which have become the towns primary commercial location.

## Terms

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



## Viewing & Further Information



**Richard Pyatt**

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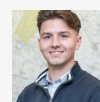
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