



3 Boldero Road

Bury St. Edmunds, IP32 7BS

Light Industrial Unit To Let

4,059 sq ft
(377.09 sq m)

- Self contained Site
- Site Area of 0.2 acres
- Available Immediately
- Located on popular Moreton Hall with good access to the A14
- Ground and first floor offices

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Summary

Available Size	4,059 sq ft
Rent	£32,250 per annum
Rates Payable	£11,851.25 per annum
Rateable Value	£23,750
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (93)

Description

Unit 3 comprises a detached unit, set back from Boldero Road and accessed via a shared estate road. The unit sits on a self-contained and secure yard which wraps around three sides of the property. Three full height roller shutter doors are provided and the internal eaves height is approximately 5.33 metres. Ground and first floor offices are provided aswell as a large mezzanine floor.

Location

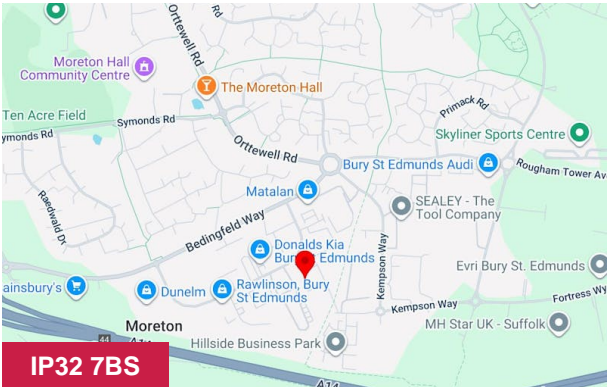
The property is located on Moreton Hall which is Bury St Edmunds premier business and out of town retail park, situated two miles from the centre of town and adjacent to the A14.

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, office and ancillary	2,307	214.33	Available
1st - Office and ancillary	449	41.71	Available
Mezzanine	1,303	121.05	Available
Total	4,059	377.09	



Viewing & Further Information



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