

COMMERCIAL UNIT WITH YARD



Brooklands Close

Bury St. Edmunds, IP33 3JX

**Former Ambulance Station
with parking/yard suitable
for a variety of commercial
uses (stp)**

4,368 sq ft
(405.80 sq m)

- Ground & First floor office & ancillary welfare areas
- Providing a gross internal area of 4,368 Sq Ft
- Two separate store/workshop areas with 10 loading doors
- External yard /car parking area capable of being enclosed
- Internal Eaves height of 3.08m
- One mile west of the town centre and two miles from J44 of A14

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Summary

Available Size	4,368 sq ft
Rent	£35,000 per annum
Rates Payable	£2.40 per sq ft Based on 2026 Valuation, coming into effect April 2026
Rateable Value	£21,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs. Ingoing Tenant will be required to provide an undertaking for abortive legal costs.
EPC Rating	C (56)

Description

This property comprises a purpose built former Ambulance Station with two storey office and welfare facilities, two workshop areas and a service yard.

The main building provides an entrance reception, offices and supporting facilities. The ground floor includes a shower, washroom, store and changing rooms. The first floor provides a kitchen, offices and WCs. Gas heating serves the main building with the smaller workshop benefiting from infrared heaters. LED lighting and single glazed windows are provided throughout the property. Two brick built workshop/storage units are provided. One unit containing seven manual roller shutter doors and the other providing three. The minimum internal height within the workshops is 3.08m.

Externally, the property benefits from a yard/parking area capable of being enclosed. Further car parking is provided on Brooklands Close.

Location

The property is located on Brooklands Close, just off Hospital Road and approximately one mile west of Bury St Edmunds town centre. The property has links to the surrounding area through Junction 44 of the A14 which is approximately 2 miles east of the property and the A134 which sits approximately 1.5 miles south-east of the property.

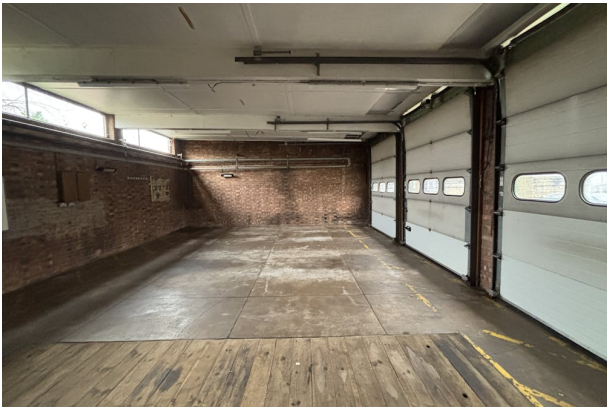
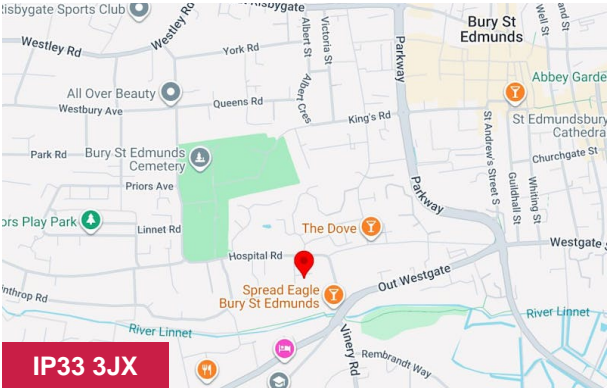
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Large storage/workshop	1,841	171.03	Available
Ground - Storage/workshop	809	75.16	Available
1st - Office & ancillary	861	79.99	Available
Ground - Welfare & ancillary	857	79.62	Available
Total	4,368	405.80	

Planning

The property was previously used as an ambulance station and could be suitable for a variety of commercial uses (subject to planning). Interested parties are to make their own enquiries.



Viewing & Further Information



Adam Palombo
01284702626
adam@hazells.co.uk



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