



Unit 2a Cavendish Road

Bury St. Edmunds, IP33 3TE

**End of terrace industrial unit
with side yard, front
forecourt, internal offices
and toilets.**

6,000 sq ft
(557.42 sq m)

- Secure external side yard plus forecourt car parking
- Excellent access to the A14
- Heated and Lit
- Optional External Storage Unit of 1,076 sq ft
- Integral Offices
- Eaves height 4.9m

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Summary

Available Size	6,000 sq ft
Rent	£36,000 per annum
Rateable Value	£25,000 This is an estimated RV only based on an amalgamated assessment. The property will need to be separately assessed.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to pay their own legal costs on completion of the lease. The tenant will be required to provide an undertaking to pay the landlord's abortive legal costs if they withdraw from the letting once solicitors are instructed.
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises an end terrace warehouse building of steel portal frame construction with brick and block walls to approximately 7 ft with insulated profile cladding above. The unit benefits from a concrete floor, suspended lighting, 3-phase electricity, gas fired hot air blowers, concertina loading door to the front and roller shutter loading door to the side and separate entrance door. The eaves height to under side of the portal is approximately 4.9m.

There are internal offices, kitchenette and male & female WCs on the ground floor. To the exterior there is forecourt parking, a fenced side yard providing exterior hard standing storage areas or additional car parking, currently there is an optional freestanding storage building of approximately 1,076 sq ft which can be removed if required.

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.

The property is prominently located on Cavenish Road which is accessed from Newmarket Road, one of the main arterial routes into the town centre. The units located within a mile of the town centre and close to junction 42 of the A14.

Viewings

Strictly by appointment with the sole letting agents.

Terms

The property is available on a new lease on terms to be agreed.



Viewing & Further Information



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