

01284 702655

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OFFICES - TO LET

Eddisons

Incorporating Barker Storey Matthews



GROUND FLOOR 5A HILLSIDE ROAD, BURY ST EDMUNDS, SUFFOLK IP32 7EA

Rent: £15,000 per annum exclusive

Size: 86.86sq m (935sq ft) NIA

- Ground floor office accommodation
- Refurbishment completed
- Comfort cooling & Allocated parking
- Excellent access to A14

LOCATION

Hillside Business Park is located at Moreton Hall, which is Bury St Edmunds premier out of town business park situated on the eastern edge approximately 2 miles from the centre of town and adjacent to the A14.

DESCRIPTION

Modern ground floor office space recently refurbished to an excellent standard located on the popular Hillside Business Park. The office benefits from combined heating/cooling cassettes, suspended ceilings, LED lighting, raised floors, allocated parking and WCs. The building has been refurbished to a high standard and is available immediately.

SERVICES

Mains electricity gas and water are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

Total: 86.86 sq. m 935 sq. ft

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

BUSINESS RATES

From enquiries of the valuation office agency (VOA) website the property has a current rateable value of £14,000 (2023 assessment). There is also separate assessments for the car parking spaces which have a rateable value of £150per space. For the year commencing 1 April 2023, rates will normally be charged at 51.2p in the pound if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

RENT

The property is available at a rent of £15,000per annum exclusive of VAT, service charge and all other outgoings.

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

Each party to bear their own legal costs. The ingoing tenant is to provide an undertaking in respect of the landlord's abortive costs should they withdraw from negotiations once solicitors have been instructed.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the communal areas of the estate.

EPC

The building as a whole has an EPC of C (58). A copy of the EPC is available on our website.

TIMING

The property is available immediately upon completion of the legal formalities.

LEASE TERMS

The property is available by way of a new lease for a term to be agreed.

VIEWING

Strictly by appointment with the joint sole agents:-

Eddisons
incorporating Barker Storey Matthews

12 Forbes Business Centre

Kempson Way
Bury St Edmunds

IP32 7AR

Contact:

Simon Burton simon.burton@eddisons.com

Steven Mudd steven.mudd@eddisons.com

(01284) 702655

Or Joint agents

Hazells

Richard Pyatt richard@hazells.co.uk

Francis Britton francis@hazells.co.uk

(01284 702626)

Ref: 144762

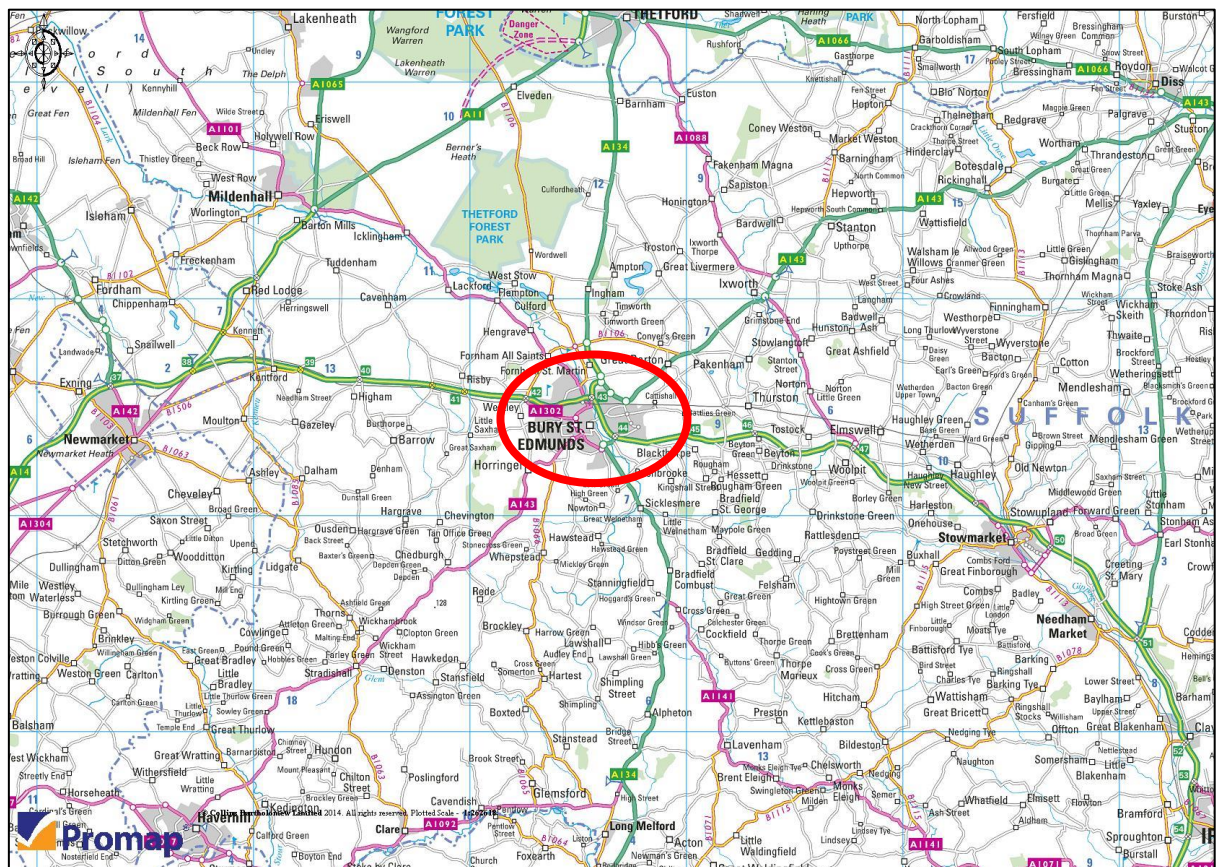
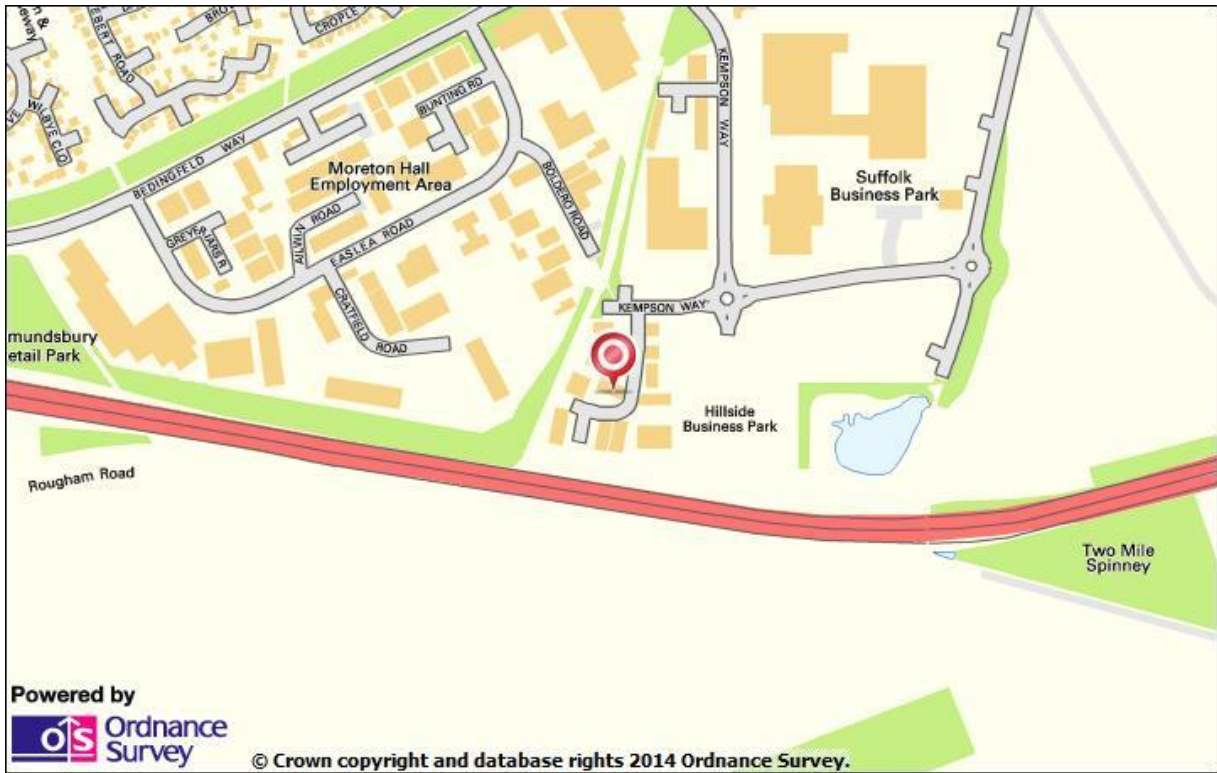
For more information, visit eddisons.com
T: 01284 702655

Important Information

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