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WAREHOUSE/INDUSTRIAL - TO LET

**Eddisons**

Incorporating Barker Storey Matthews



**UNIT A2, ANGLIAN LANE, BURY ST EDMUNDS, SUFFOLK IP32 6SR**

**Rent: £55,500 per annum**

**9,777 sq ft (908.22 sq m) GIA**

- 6m eaves height
- To be refurbished
- New lease available
- Available Q4 2023

## LOCATION

Bury St Edmunds is an affluent and historic market town located approximately 30 miles east of Cambridge and 29 miles west of Ipswich. The town has excellent road and rail links and has access to three junctions of the A14 arterial road which links the East Coast ports to the national motorway network.

Anglian Lane Industrial Estate is situated to the north west of Bury St Edmunds town centre and is an established commercial location. The site has a long frontage on to the A14. Access to the property is via Anglian Lane, which leads off Beetons Way, leading to Western Way and Newmarket Road. The town centre is within 1.6 miles, railway station 1 mile and junctions 42 & 43 of the A14 are 1.1 & 1.4 miles respectively.

## DESCRIPTION

The property is a warehouse/industrial unit of steel frame construction with external profiled metal cladding and internal block, brick and rocksheet walls. The property provides clear storage space accessed by roller shutter door and approximately 6m minimum eaves height. Externally there is good parking allocations and access for HGVs. The property is currently undergoing refurbishment and re-decoration and will be available in Q4 2023 ready for occupier fit out.

## ACCOMMODATION

Ground floor warehouse & offices	8,973 sq ft (833.63 sq m)
Mezzanine storage	804 sq ft (74.7 sq m)
<b>Total</b>	<b>9,777 sq ft (908.33 sq m)</b>

Measurements are approximate and measured on a gross internal basis.

## EPC

The property has an EPC rating of D-76. The property may be re-assessed for a new EPC following refurbishment.

## LEASE TERMS

The property is available to let by way of a new lease upon terms by negotiation.

## RENT

The rent is £55,500 per annum exclusive of VAT and all other outgoings. We understand that VAT will be charged on the rent.

## SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common parts of the estate. Further details are available upon request from the agents.

## RATES

We understand from the VOA website that the subject property has a rateable value of £34,450 (2023 assessment).

For the year commencing 1 April 2023 rates will normally be charged at 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local authority.

## LEGAL COSTS

Each party are to bear their own legal costs.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agents:

**Eddisons**  
**incorporating Barker Storey Matthews**  
Unit 12 Forbes Business Centre  
Kempson Way  
Bury St Edmunds, Suffolk, IP32 7AR

Contact: Simon Burton or Steven Mudd  
**simon.burton@eddisons.com /**  
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For more information, visit [eddisons.com](http://eddisons.com)  
T: 01223 467155

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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