

01284 702655

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OFFICES/HEALTHCARE - TO LET (by way of sub-lease)

Eddisons

Incorporating Barker Storey Matthews



**FIRST FLOOR, SAXON HOUSE, 7 HILLSIDE ROAD, BURY ST EDMUNDS,
SUFFOLK, IP32 7EA**

**Rent: £70,000per annum exclusive
or rent on application for parts**

**Sizes from: 139.35sqm (1,500sqft)
to 424.55sq m (4,570sq ft) NIA**

- First floor office/healthcare/training accommodation
- Modern building located on an established business park
- On-site allocated parking
- Well presented space with conference suite

LOCATION

The property is located at the end of Kempson Way on Suffolk Business Park, Bury St Edmunds' premier out of town business district. Suffolk Park is situated on the eastern outskirts, approximately two miles from the town centre and adjacent to the A14. Hillside Business Park is a mixed use development comprising office and business uses. There is excellent vehicular access to the A14 and good access to the town centre.

DESCRIPTION

The available space is located on the first floor of a modern, well presented office/medical building. The accommodation provides mainly office accommodation which is well suited for a variety of uses (STP). The current specification includes: double glazing, suspended ceilings, Cat II lighting, combined heating/cooling system, platform lift, perimeter dado trunking and partition walls. Kitchen and WC facilities are centrally located on the floor. Externally there is allocated parking with ratios to be agreed depending on the space taken. The space is available as a whole floor or in parts.

SERVICES

Mains drainage, water and electricity are available to the unit. Gas is available to the site but may not be connected to the individual units. Interested parties are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

First floor total NIA 424.55sqm (4,570sqft)
All measurements are approximate and calculated on a Net Internal Area basis.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the whole building has a current rateable value of £124,000 (2023 assessment). The property will need to be reassessed once any of the first floor space is let.

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 first floor is available as a whole at a rent of £70,000per annum exclusive of VAT, service charge and all other outgoings. Rent on application of parts.

VAT

We understand 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 our client's abortive costs should they withdraw once solicitors have been instructed.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas and insurance. Further details are available from the agents.

EPC

The unit has a current EPC rating of C (60).

PLANNING

The property is understood to be suitable for uses under class E however interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use.

TIMING

The property is available upon completion of the legal formalities.

LEASE TERMS

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

ANTI-MONEY LAUNDERING

Please note, all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the 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

Ref: 177297/231218

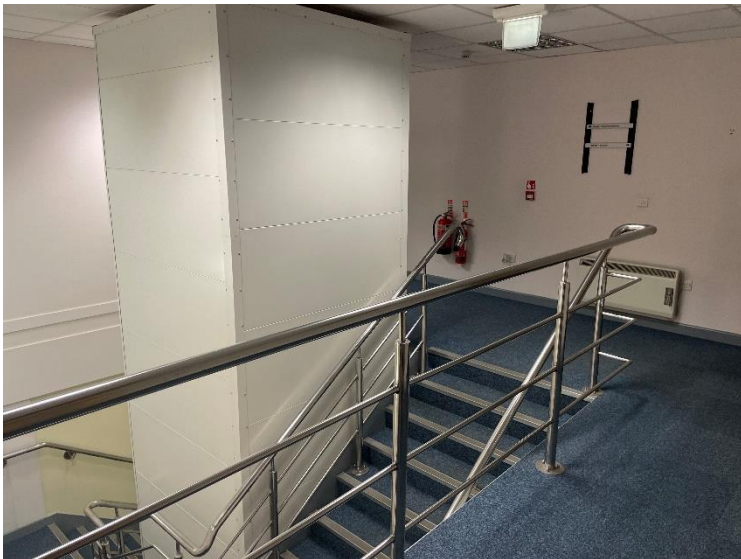
For more information, visit [eddisons.com](https://www.eddisons.com)
T: 01284 702655

Important Information

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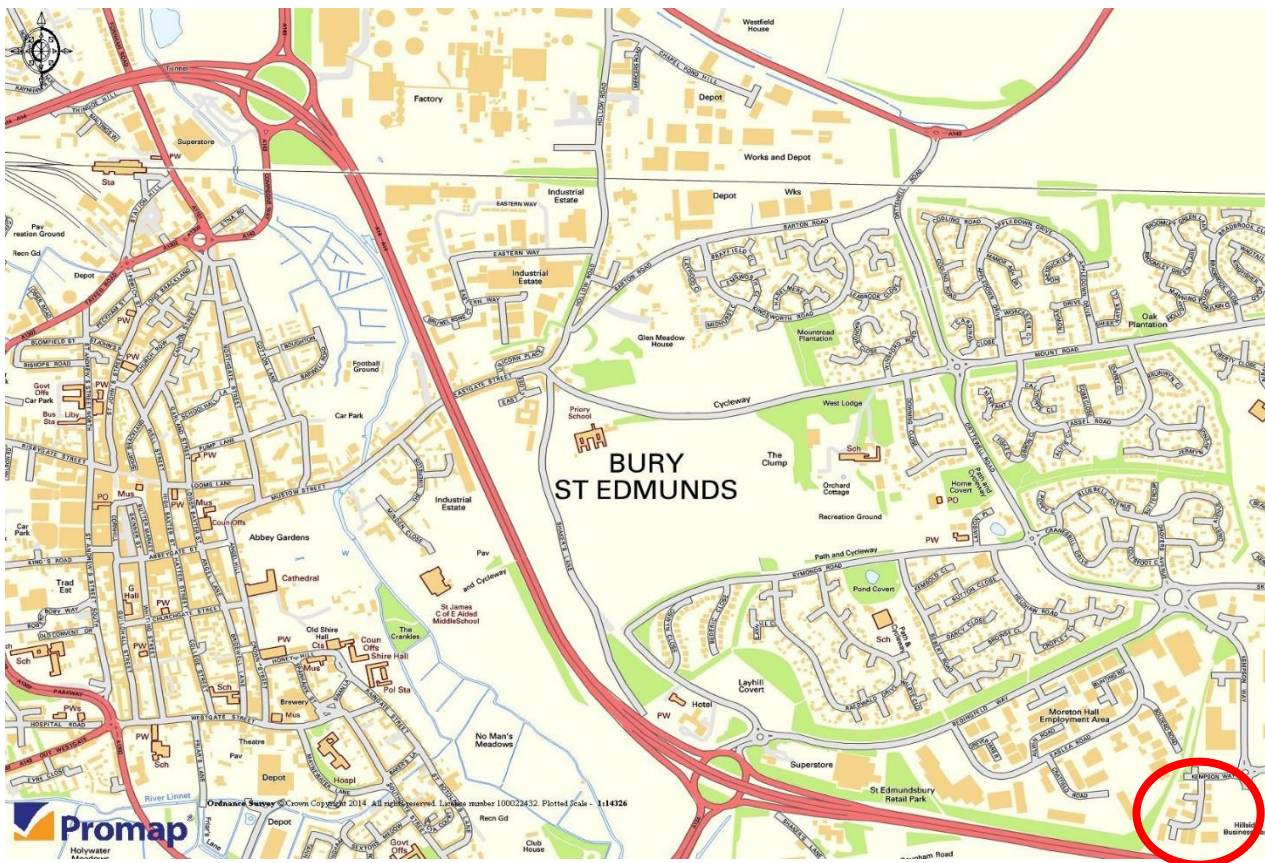
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