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WAREHOUSE WITH OFFICES- TO LET

By way of sub-lease

Eddisons

Incorporating Barker Storey Matthews



**BULK WAREHOUSE, HAL LEONARD BUILDING, DETTINGEN WAY,
BURY ST EDMUNDS, IP33 3YB**

Rent: £155,000per annum exclusive

Size: 2,098.79sq m (22,591sq ft) GIA

- High bay warehouse building with c13.4m eaves
- Modern versatile offices
- Excellent access to A14
- Available by way of sub-lease until March 2028

LOCATION

The property is located on Blenheim Industrial Estate approximately 1 mile to the West of Bury St Edmunds town centre. The unit has excellent access to the A14 via Newmarket road and the nearest junction (43) is within approximately 3/4 mile. Bury St Edmunds is an affluent market town located in West Suffolk, approximately 29 miles West of Ipswich and 30 miles East of Cambridge.

DESCRIPTION

The property is a modern warehouse and associated offices. The warehouse benefits from eaves height of approximately 13.4m and is of steel portal frame construction under pitched roof. The specification includes concrete floors, translucent roof lights, gas warm air blowers and roller shutter access door. The offices are well appointed and include a dedicated reception which is currently unmanned. The office specification includes: carpet tiles, glazed partition walls, lift and comfort cooling. Parking and loading is fully available to the building but is shared with our client whom occupy the main building to the front of the site.

SERVICES

Mains electricity gas and water are believed to be available to the premises. 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

Warehouse	1,557.64sqm	(16,766sqft)
Reception	138.31sqm	(1,489sqft)
Offices	402.84sqm	(4,336sqft)
Total GIA	2,098.79sqm	(22,591 sqft)

The areas measured are approximate.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property currently assessed as a whole and will need to be re-assessed once sublet. The whole property has a current rateable value of £255,000 (2023 assessment).

For the year commencing 1 April 2024, rates will normally be charged at 54.6p 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 £155,000per annum exclusive of VAT service charge and all other outgoings. We understand that VAT will be charged on the rent.

LEGAL COSTS

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

SERVICE CHARGE

A service charge will be levied in respect of upkeep and maintenance of the communal areas of the site. Further details to be provided/agreed.

EPC

The property has a current EPC rating of D (76).

PLANNING

The property is understood to have previously been used for storage and distribution and we believe should be suitable for uses falling within class B8 however interested parties are advised to satisfy themselves as to the suitability of the current planning consent for their proposed use by contacting West Suffolk Council.

LEASE TERMS

The property is available upon completion of the legal formalities on a new sub-lease for a term until March 2028.

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

Unit 12 Forbes Business Centre, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR.

Tel: 01284 702655

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Important Information

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Hal Leonard Europe, Dettingen Way, Bury St. Edmunds, IP33 3YB



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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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