

**WAREHOUSE / LIGHT INDUSTRIAL UNIT**

6 Boldero Road

Bury St. Edmunds, IP32 7BS

Detached warehouse/trade counter set on a site of 0.51 acres

8,510 sq ft
(790.60 sq m)

- Warehouse, light industrial or trade counter uses
- Detached unit set on a generous plot of 0.51 acres
- Ground & first floor offices
- Unit to be redecorated and new warehouse lighting to be installed (to part)
- Popular trade location with good access to A14
- Rent reduced to £65,000 per annum exclusive

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Summary

Available Size	8,510 sq ft
Rent	£65,000 per annum
Rates Payable	£27,120 per annum
Rateable Value	£56,500
VAT	Applicable
Legal Fees	Each party to bear their own costs. An undertaking for abortive costs will be required from the Tenant.
EPC Rating	D (88)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse & ancillary	7,849	729.20	Available
1st - Offices	661	61.41	Available
Total	8,510	790.61	

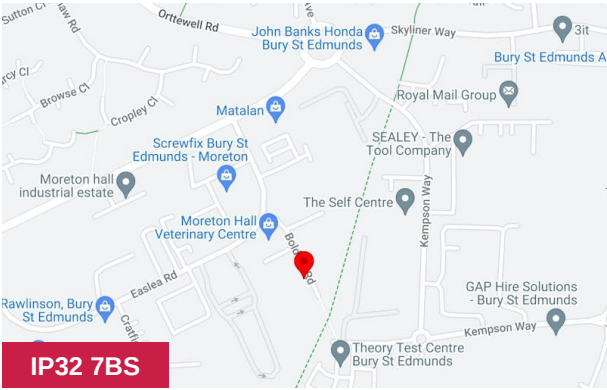
Description

The premises comprise a modern detached warehouse of steel portal frame construction with brick and block walls to lower level and insulated profile cladding above and to the pitched roof. The property is arranged in two bays and has a concrete floor, warehouse lighting (part to be upgraded), 3 phase electrics, gas fired hot air blowers and an eaves height of approximately 4.9m (16ft). There is an integral two storey office section with central heating, carpeted floors and double glazed windows. A small mezzanine floor provides a further 299 sq ft.

The warehouse floor, exterior front elevation and offices areas are to be redecorated. Replacement lighting is to be fitted to part of the warehouse. Externally the property sits on a self-contained plot extending to approximately 0.51 acres (sts) with forecourt parking for 12 cars together with a generous landscaped area which could be utilised as additional yard areas (subject to Landlord consent).

Location

The property is located at Moreton Hall which is Bury St Edmunds premier business and out of town retail park situated two miles from the centre of town and adjacent to the A14. Moreton Hall is a popular location within the town and attracts a wide variety of business occupiers. The area comprises mixed uses of retail, showrooms, trade counters, offices and distribution accommodation. There is excellent vehicular access to the A14 and also good access to the town centre.



Viewing & Further Information



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