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**BARKER STOREY
MATTHEWS**

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INDUSTRIAL/WAREHOUSE/TRADE COUNTER - TO LET



1 CHAMBERLAYNE ROAD, BURY ST EDMUNDS, SUFFOLK IP32 7EY

1,045 sq ft (97.08 sq m)

£11,000 per annum

MODERN BUSINESS UNIT

- Established commercial location
- On-site car parking
- Excellent access to the A14
- 3-phase power supply

Location

Bury St Edmunds is an affluent market town situated in West Suffolk on the A14, approximately 30 miles from Cambridge to the west and 29 miles from Ipswich to the east. The premises are located at Chamberlayne Road on the Moreton Hall Industrial Estate in Bury St Edmunds, approximately half a mile from the A14 junction 44. Moreton Hall is one of the town's most established industrial / business areas and is home to a mixture of industrial, retail, trade counter and warehouse tenants as well as charities and car dealerships. Chamberlayne Road is prominently located towards the front of the estate and is accessed from the main road, Bedingfeld Way.



Description

Business unit with office space. Up and over shutter access and allocated parking on a busy trading estate close to the A14. The offices are decorated and carpeted. The warehouse area is open plan. Male and female WC's and kitchen are present.

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

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

Accommodation	sq ft	sq m
Total GIA	1,045	97.08
Total	1,045	97.08

Lease Terms

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

Rates

From 1 April 2020 the rateable value now released by the VOA is £8,600 and the property will therefore qualify for small business rates relief. Because the RV falls below £12,000, we can confirm that there will be no rates payable during 2020/21 for a UK registered business for which this will be its only occupied commercial premises.

Rent

The rent will be £11,000per 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.

Note: Barker Storey Matthews is the trading name of Eddisons Commercial Limited. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

Service Charge

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

EPC

The property has an EPC of E (115). A copy of the EPC is available on our website.

Viewing

Strictly by appointment with the sole agents:- Barker Storey Matthews, Davies House, 4 Hillside Road, Bury St Edmunds, IP32 7EA.

Contact:

Simon Burton - simon.burton@eddisons.com

Steven Mudd - steven.mudd@eddisons.com

Tel: (01284) 702 655

Ref: 119328

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