



## **Unit 17, Chamberlayne Road, Moreton Hall, Bury St Edmunds, Suffolk, IP32 7EY**

### **TRADE COUNTER/LIGHT INDUSTRIAL IN AN ESTABLISHED TRADE LOCATION**

- Gross internal area of approximately 275.5 sq m (2,966 sq ft)
- Ideal for storage, light industrial or other commercial uses
- Open plan workshop/warehouse with integral offices
- Front forecourt with demised car parking for eight cars
- Convenient access to A14 and 2 miles east of Bury St Edmunds Town centre
- Close to main car dealers, trade counters, builders merchants & retail warehouses

**LOCATION**

Chamberlayne Road is accessed directly from Bedingfield Road, the main arterial access to the Moreton Hall Industrial Estate, Suffolk Business Park and Moreton Hall residential development. The property is ideally situated approximately 2 miles east of Bury St Edmunds town centre and within close proximity to Junction 44 of the A14.

The Moreton Hall area is regarded as Bury St Edmunds primary business and out-of-town commercial location with a large number of retail warehouse, trade counter and motor dealership operators, as well as office, warehouse and light industrial occupiers.

**DESCRIPTION**

Chamberlayne Road comprises a cul-de-sac development of three terraces of modern warehouse / light industrial units. They are of steel portal frame construction, with part brick part steel clad elevations and insulated pitched roofs.

Unit 17 is an end of terrace industrial unit comprising a clear span warehouse with integral two storey office/trade counter area to the front. The unit benefits from a full height roller shutter door, concrete floors, fluorescent strip lighting, 3 phase electrics and gas fired central heating to the first floor office.

The warehouse benefits from an apex height of circa 6.5m and an eaves height of approximately 5.5m.

Externally the property has individually demised forecourt and car parking area for eight cars.

**ACCOMMODATION**

The property has been measured in accordance with the RICS Measurement Practice (1st Ed) and provides a gross internal floor area of approximately:

**275.2 sq m (2,996 sq ft)**

**LEASE TERMS**

The unit is on a new full repairing and insuring lease for a term to be agreed.

**RENT**

£23,750 per annum.

**VAT**

All figures quoted are subject to VAT at the prevailing rate.

**RATING**

Unit 17 is listed in the 2010 Ratings List under 'warehouse and premises' and has a rateable value of £23,250.

**LEGAL COSTS**

Both parties are to be responsible for their own costs on completion. The incoming tenant will be required to provide an undertaking to pay the landlord's abortive legal costs should they withdraw from the sale once solicitors are instructed.

**VIEWING & FURTHER INFORMATION**

To arrange a viewing or to request further information please contact the sole lettings agents, Hazells Chartered Surveyors on 01284 702626. Or email:

**Richard Pyatt MRICS -**

[richard@hazellsonline.co.uk](mailto:richard@hazellsonline.co.uk)

**Jonathan Lloyd MRICS -**

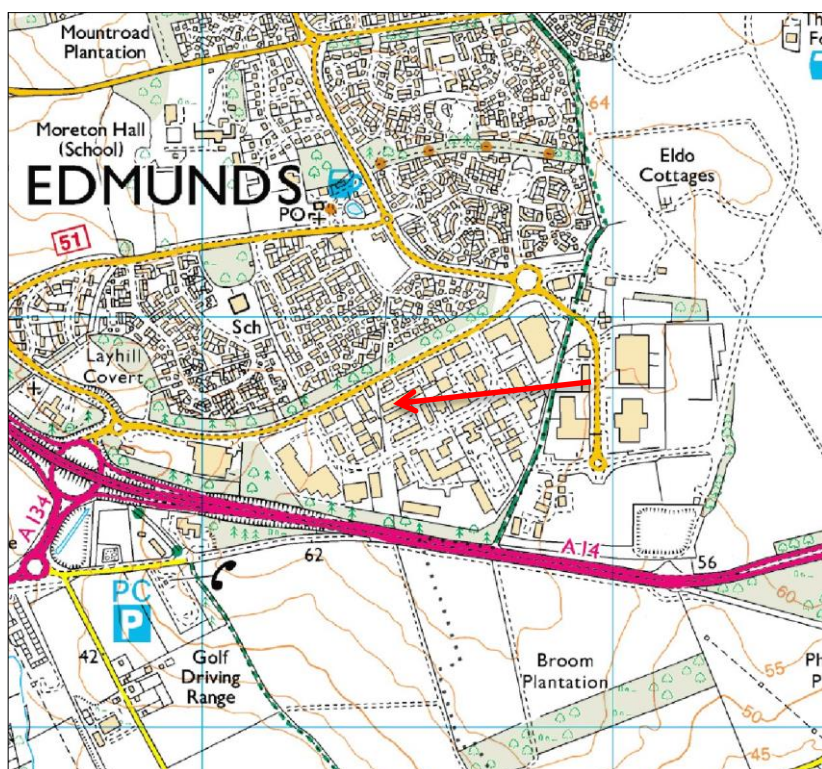
[jonathan@hazellsonline.co.uk](mailto:jonathan@hazellsonline.co.uk)



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