



Saxon House, 7 Hillside Road, Bury St Edmunds, Suffolk, IP32 7EA

MODERN HIGH SPECIFICATION BUILDING WITH D1/B1 USE

- Existing D1 use with potential for B1 offices (stp)
- Offices, storage facilities, training facilities, conference/meeting rooms
- Suspended ceilings and platform lift
- 32 on-site parking spaces
- Within two miles of the Town Centre with excellent access to the A14

LOCATION

The property is located on Hillside Business Park, one of Bury St Edmunds' premier out of town business locations. Situated on the eastern outskirts of Bury St Edmunds, Hillside Business Park is approximately two miles from the town centre and adjacent to the A14. Nearby occupiers include Taylor Wimpey, Sealeys and Denny Brothers.

Bury St Edmunds is an attractive and prosperous market town which forms the commercial and administrative centre of West Suffolk. The Town lies 30 miles east of Cambridge, 26 west of Ipswich and 70 miles north of London. The town has excellent road connections serving East Anglia and linking to the national motorway network via the A14 & A11. Rail services are provided with direct trains to Cambridge (42 minutes), Ipswich (38 minutes) and services to London Kings Cross (1 hour 38 mins).

DESCRIPTION

Currently a resource and day centre, the property provides high quality office space with good internal specification. Externally the property benefits from 32 on-site parking spaces.

The building is available as a whole and currently each floor is partitioned into offices, meeting/conference rooms of varying sizes and storage facilities. The property benefits from suspended ceilings and perimeter trunking, as well as plastered and emulsioned walls, uPVC double glazed windows, ground and first floor kitchens and heating and cooling facilities throughout. The property also benefits from fire detection and intruder alarms.

ACCOMMODATION

The property has been measured in accordance with IMPS 3 as contained in the RICS Property Measurement Standards 2015 and provides the following floor areas:

Ground Floor	Sq M	Sq Ft
Care Rooms/Offices	403	4,341
Ancillaries	97	1,046
Circulation	49	534
Total	549	5,921

First Floor	Sq M	Sq Ft
Conference Rooms/Offices	383	4,121
Ancillaries	61	656
Circulation	84	905
Total	528	5,682

Total: 11,603 sq ft (1,078 sq m)

RENT & LEASE TERMS

To be let for a minimum of 5 years on terms to be agreed at a rent of £62,500 pa with a rent review in December 2020 to Market Value.

RATING

The building has a rateable value of £125,350 with effect from April 2017.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating of C-60. A full copy of the certificate is available from the agents.

LEGAL COSTS

The Tenant will be asked to provide an undertaking to pay the Landlord's abortive legal costs should they withdraw from the transaction once solicitors have been instructed. Each party will be responsible for their own costs on completion.

VIEWING & FURTHER INFORMATION

For viewings and further information please contact the sole letting agents Hazells Chartered Surveyors on 01284 702626. Or email the following:

Francesca Bonnett BA (Hons)

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Richard Pyatt MRICS

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Simon Burton

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Viewings strictly by appointment only with Hazells.



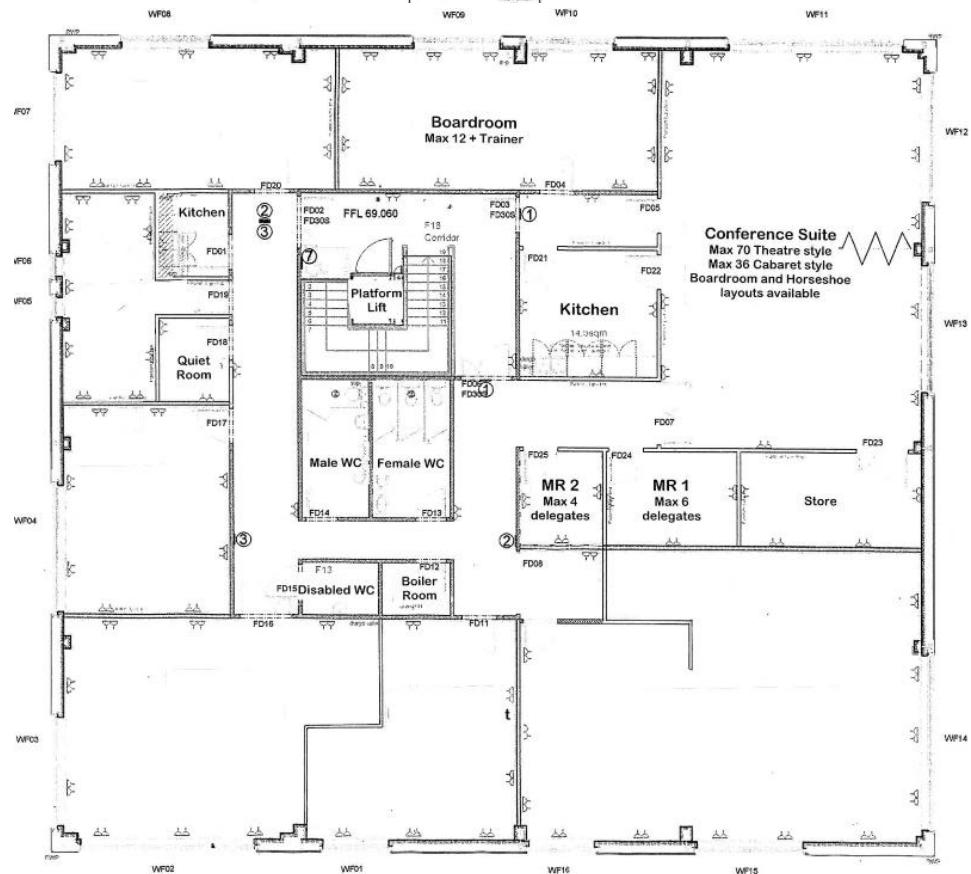
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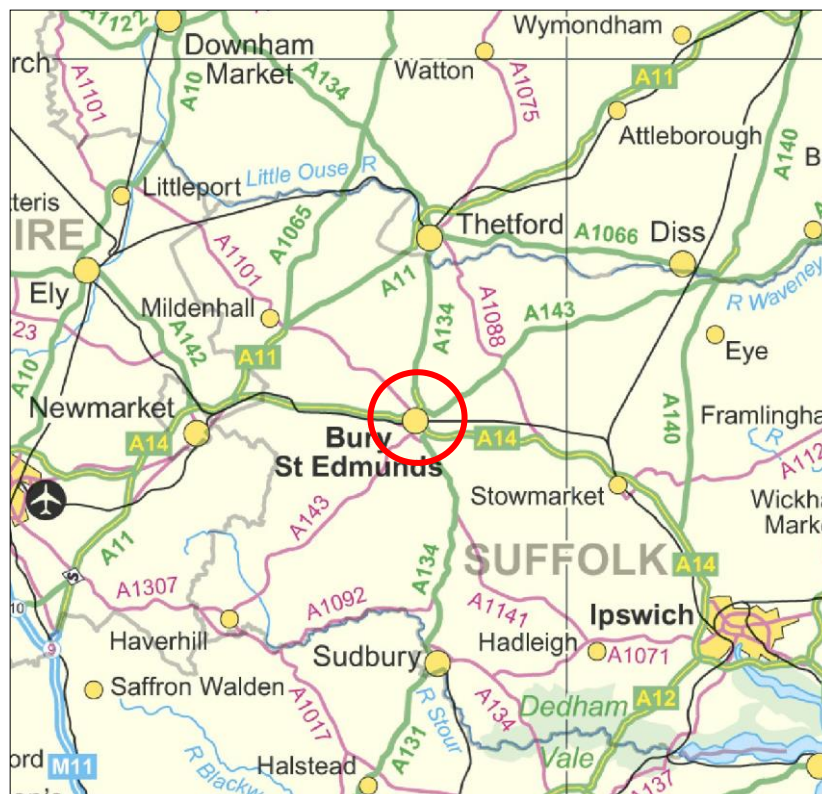
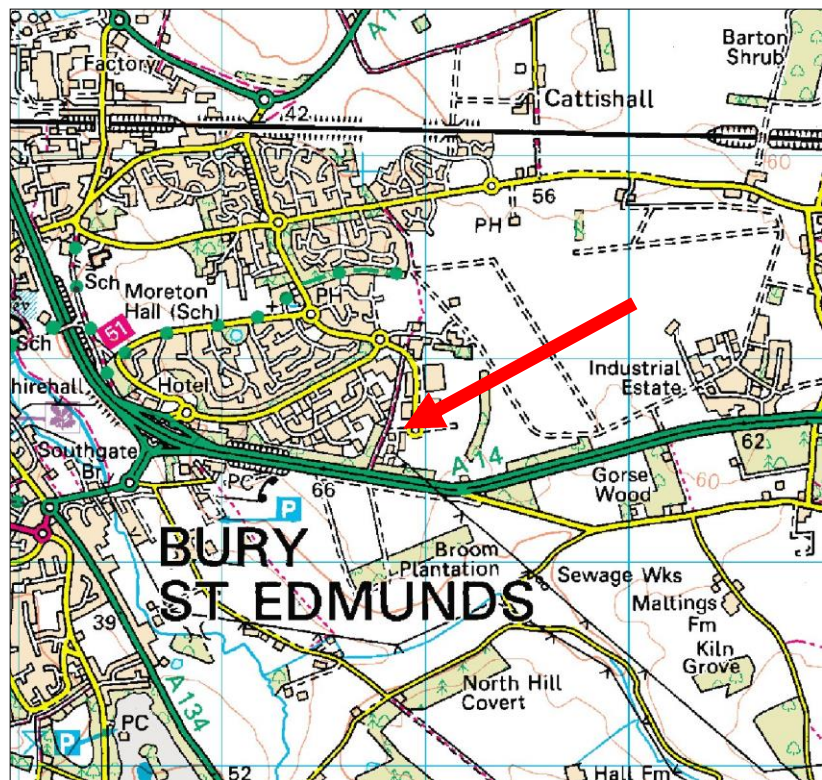
**PROFESSIONAL EXCELLENCE
IN COMMERCIAL PROPERTY**

GROUND FLOOR



FIRST FLOOR





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