



Unit 18, Chamberlayne Road, Moreton Hall, Bury St Edmunds, Suffolk, IP32 7EY

TRADE COUNTER/LIGHT INDUSTRIAL IN AN ESTABLISHED TRADE LOCATION

- Net Internal area of approximately 99.01 sq m (1,066 sq ft)
- Ideal for storage, light industrial or other commercial uses
- Open plan workshop with trade counter/reception and integral office
- 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
- Rent from £9,750 per annum

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 modern warehouse / light industrial units.

Unit 18 is a detached self-contained industrial unit of steel portal frame construction with brick and blockwork walls and insulated steel profile clad roof. The unit benefits from a full height roller shutter door, fluorescent strip lighting, heating and an internal eaves height of approximately 3.93 m (12ft 10").

The workshop has been divided in half to provide an office/display area and a storage/workshop space.

Externally the property has a demised forecourt for parking or loading.

ACCOMMODATION

The property has been measured in accordance with the RICS Measurement Practice (6th Ed) and provides the following Gross Internal area:

Total: 99.01 sq m (1,066 sq ft)

LEASE TERMS

The property is available by way of assignment of an existing lease which is for an original term of five years from the 5th August 2016 at a rent of £9,750 per annum on effective full repairing and insuring terms and outside the Act. A copy of the main lease is available from the agents.

RENT

Current rent: £9,750 per annum until lease expiry in August 2021.

VAT

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

RATING

The property is included in the 2017 Ratings List under 'Workshop and Premises' and has Rateable Value of £9,100. 100% Small Business rates relief is available to businesses occupying premises with a rateable value totalling less than £12,000. For further information please contact Anglia Revenues Partnerships on 01362 656871.

ESTATES CHARGE

The tenant will be required to contribute to the estate charge. The annual contribution is based on 3% of the passing rent.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available on request.

LEGAL COSTS

Both parties are to be responsible for their own costs for assigning the lease and both parties will share equally the landlord's legal costs incurred on completion. The ingoing tenant will be required to provide an undertaking to pay the assignor and landlords abortive legal costs should they withdraw from the transaction once solicitors are instructed.

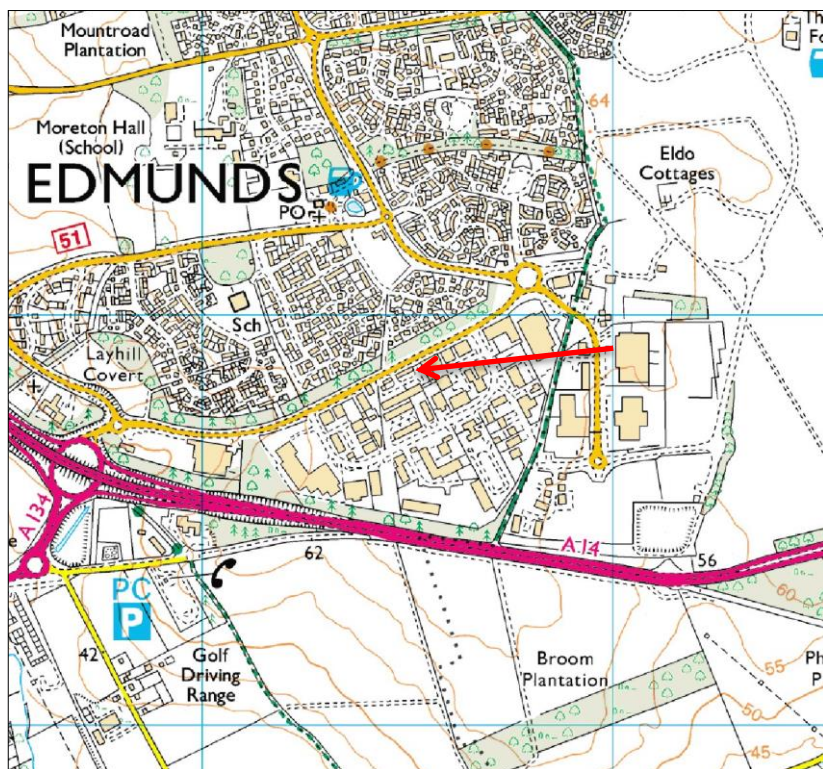
VIEWING & FURTHER INFORMATION

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

Francesca Bonnett BA (Hons)
francesca@hazellsonline.co.uk

Richard Pyatt MRICS -
richard@hazellsonline.co.uk

Viewings strictly by appointment only with Hazells.



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