



## **1<sup>st</sup> Floor Axis House, Hillside Business Park, Kempson Way, Bury St Edmunds, Suffolk, IP32 7EA**

### **HIGH QUALITY OFFICE SUITE WITH ON-SITE CAR PARKING**

- Providing 1,040 sq ft (96.6 sq m)
- High internal specification including air cooling/heating, Cat 6 Cabling
- Facilities include lobby, kitchenette and a meeting room
- Good natural lighting with full height double glazing
- On-site designated parking for three cars
- Only one mile from junction 44 of the A14 and within two miles of Town Centre

## LOCATION

Axis House is located on Hillside Business Park, one of Bury St Edmunds' expanding premier business locations. Situated on the eastern side of Bury St Edmunds, Hillside Business Park is approximately two miles from the town centre and adjacent to the A14. Nearby occupiers include Denny Bros, Sealeys, Royal Mail as well as a number of nearby independent businesses.

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 and A11. Rail services are provided with direct trains to Cambridge (42 minutes), Ipswich (38 minutes) and services to London Kings Cross (1 hour 38 minutes).

## DESCRIPTION

Axis House forms part of a modern office development creating an attractive high-quality office court yard.

Internally the office suite is arranged over the first floor and benefits from raised carpeted floors with Cat 6 cabling, plastered and emulsioned walls, suspended ceilings with recessed lighting. The office has generous full height glazing that provides excellent natural lighting.

The office suite is finished to a high standard and includes combined air heating and cooling, self-contained kitchen area and a meeting room. Shared toilet facilities are located on the first floor. Access to the office is through a communal lobby area leading to stairs and platform lift provided for DDA access.

Externally there are three designated car parking spaces.

## ACCOMMODATION

The suite has been measured in accordance with IPMS 3 of the RICS Property Measurement Standards 2015 and provides the following floor area:

**Net Internal Area: 1,040 sq ft (96.6 sq m)**

## RENT

**£15,000 per annum plus VAT**

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## TERMS

The office is available on a new lease on terms to be agreed.

## SERVICE CHARGE

The landlord provides all utilities to the suite and the common areas other than telephone/broadband. The tenant will contribute to the landlord a fair proportion of the utility, cleaning and maintenance costs, currently estimated to be £400 per calendar month.

## EPC

A full copy of the report is available from the letting agents.

## VAT

VAT is payable on the rent and service charge in accordance with current legislation.

## RATING

The office suite is included in the 2017 Ratings List as 'offices and premises' and has a rateable value of £12,500. Qualifying businesses will be eligible for some small business rates relief. Applicants should contact Anglia Revenue Partnership on 01284 757221 for further information.

## 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

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@hazells.co.uk](mailto:richard@hazells.co.uk)

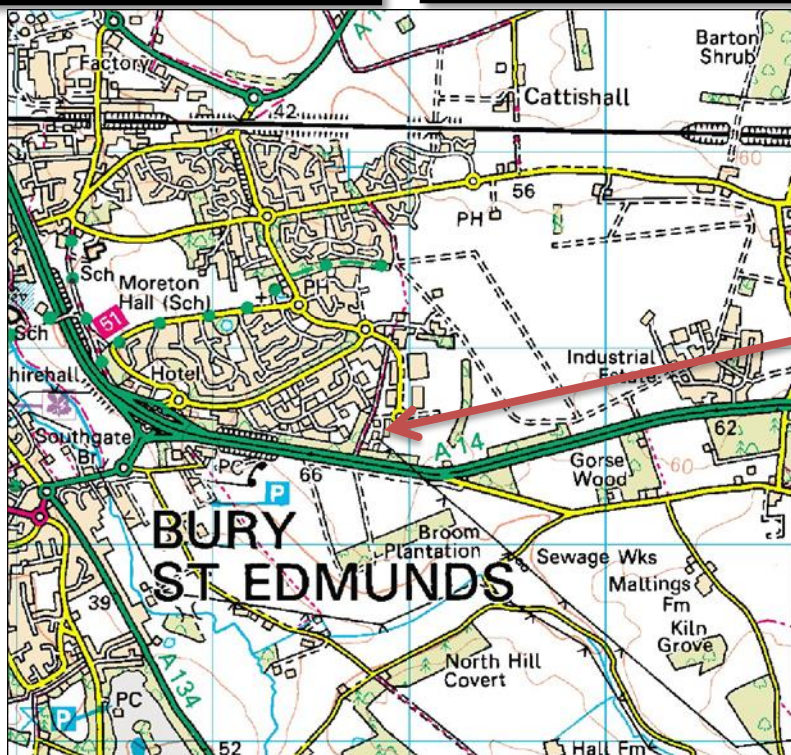
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Axis House

Viewings strictly by appointment only with Hazells.

### Axis House First Floor Plan

